



AGENDA MEMORANDUM

To: Planning Commission

From: Kevin Wrede, Planning Manager
Community Design Award Team Members

Title: 2021 Design Award Program

Executive Summary

Each year the Town of Castle Rock recognizes and rewards outstanding design and construction through the Design Award Program. The 2021 COVID pandemic halted progress toward completing the 2020 design awards due to adjustments in work plan priorities for the year. Staff has now combined the 2020 and 2021 programs and has finalized the 2021 design awards with the nominees/winners presented below. Staff is seeking a Planning Commission recommendation to Town Council to accept and acknowledge the list of selected winners created by members of the Design Award Team and Town staff.

Discussion

The updated Vision 2030 Comprehensive Master Plan identifies four cornerstones for our community. The first cornerstone is “Distinct Town Identity” with the intent, “to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment and family-friendly activities.” Given that Town identity and community character are important goals, several years ago Council created the design award program to publicly recognize outstanding building and site design that is consistent with the policies, practices and goals of the Town Vision.

To promote diversity of interest in the award program, representatives from Town Boards and Commissions and the development community assisted staff with preparing and presenting nominations. Members of the Design Award Team for 2020/21 include:

- Chris Cote, Planning Commission Member
- Sarah Humbargar, Planning Commission Member
- Alexander Gish, Client Manager Adolfson and Peterson Construction, EDC Member
- Greg Cooper, Project Manager Fransen Pittman, EDC Member
- Dustin Robey, i2Construction, EDC Member

- Kris Belter, EDC Member
- Kevin Wrede, Planning Manager, Development Services
- Sharon Chavez, Development Services, Senior Office Assistant

The Design Award Team met to review past projects and establish a set of nominations used to select the winners. Recognizing that a diversity of design exists within our community and that numerous buildings and sites deserve recognition, the team decided on the following award categories and identified potential nominees for consideration:

1. Craig and Gould

- 22 S. Cantril Street
- 109 Cantril Street
- 110 South Lewis Street

2. Downtown Project

- Riverwalk
- Ecclesia Renovation

3. Restaurant/Commercial

- Cuba Cuba
- Fuzzy's Tacos

4. Multi-Family Project

- Springs at Castle Rock (3715 Bilberry St)

5. Community Enhancement

- Collaboration Campus

6. Mobility/ Pedestrian Enhancement

- Plum Creek Trail Extension (Safeway to Crystal Valley)

The criteria used to evaluate and decide upon a list of nominations and award winners included:

- 1) Design that is consistent with the Town goal for preserving Castle Rock's character, history, and heritage;
- 2) Design characteristics that are unusual, unique, and separate the project from others in the community.

Design Team Recommendations

The high quality and uniqueness of projects challenged the team to decide upon each category nominees and winners. After careful review, the Design Award Team recommends the following nominations be recipients of the 2021 Town of Castle Rock Design Award program:

○ **Category #1: Craig and Gould**
110 Lewis Street

The Craig and Gould neighborhood is the center of history and heritage in our community. It was the first subdivision of land in the 1800's and comprises a lot of homes that represent a time of exploration and settlement in the western states. The variety of building types, scale, and architecture provide a diversity rarely seen in today's residential subdivisions. 110 Lewis Street designed and developed an Accessory Dwelling Unit (ADU)/Garage at the rear of the historic property. The project consisted of a 1,387 square foot structure (725 sq.ft. garage, 662 sq.ft. residential unit).

The design team found the rear garage/accessory dwelling unit (ADU) design represents creative thinking for new construction to protect and enhance the character of the surrounding historic neighborhood. In addition, the materials used for construction of the garage and ADU enhances and improves the overall integration of the new construction as viewed from the public right-of-way and assists with blending this residence within the overall community character.

○ **Category #2: Downtown Project**
Riverwalk

Creative redevelopment within the downtown is very challenging given the vast amount of development constraints that are presented within the downtown and are often more difficult than working with a blank canvas. The eclectic architectural nature of Downtown Castle Rock brings interest to visitors, and with an open mind and appropriate investment strategy, creates new and exciting opportunities to redevelop aging properties. The Riverwalk project, located on a 1.377-acre site along the west side of Wilcox Street and straddling Seller's Gulch, developed 228 rental apartment units, 47,000 + square feet of office/retail space and associated parking spaces, located in two buildings, for the development. The design team developed a catalyst project downtown that not only established an amazing pedestrian experience from First Street to Third Street, but also designed the project in such a way to blend with the natural waterway and promote it as a site amenity.

The design team found this project represents an outstanding example of quality redevelopment by assembling multiple parcels from different owners that contained a myriad of existing/aging buildings and transformed these sites into a cohesive pedestrian oriented mixed-use project. The team also noted the excellent use of transparency on the ground floor commercial spaces that aided in attracting new business to Castle Rock along with providing residential units to enliven the area 24/7.

○ **Category #3: Restaurant/Commercial**
Cuba Cuba

The Cuba Cuba restaurant is located in the highly successful Promenade redevelopment in a highly visible location between Promenade Parkway and Castle Rock Parkway. The project expanded the local Denver chain out of the metro area and into Castle Rock area with a 5,904 square foot restaurant with associated drive thru and

outdoor dining patio. Cuba Cuba prepares authentic Cuban cuisine derived from Spanish, French, African and Asian influences.

The design team found the project architecture and façade treatment did an excellent job of meeting the needs of the restaurant's branding while also meeting the extensive design requirements of the Promenade. Through the use of high quality materials and design elements that promote the "prairie style" design this is an excellent example of a project meeting and exceeding the established architectural guidelines used to guide development within the Promenade. The combination of indoor and outdoor seating designed to complement the main structure, as well as roll up windows, provides a vibrant and active place for customers to enjoy.

**○ Category #4: Multi-Family Project
*The Springs at Castle Rock***

Castle Rock is a homebuilding community that offers a variety of residential housing options within master planned communities. Each community strives to create a sense of place so residents can walk or ride a bicycle instead of using cars to access services. The Springs at Castle Rock Multi-Family project provides a development within walking distance of the Meadows Town Center and within a short distance of the Promenade Shopping area. The project was developed on a 12-acre site and boasts 9 residential buildings the contain 204 units and an associated clubhouse with pool amenity.

The design team found the that the Springs at Castle Rock provided an excellent multi-family development that continued the Town's quest to ensure the provision of a variety of housing types. The project was also deemed to have done an excellent job of providing a unique and varied architectural design by using high quality materials such as stone, metal and lap siding, and also ensuring that various building masses were introduced and integrated to ensure the highest quality design from adjacent properties and streets.

**○ Category #5: Community Enhancement
*Sturm Collaboration Campus***

Public Education Facilities are needed to ensure local residents have the ability to access educational offerings that can improve employment opportunities as well as quality of life. The Sturm Collaboration Campus project was approved by Town Council on a 14-acre site and as a 2 phase project of 54,000 total building square footage. Phase one has been completed and consisted of 27,000 square feet and associated parking. Arapahoe Community College manages and operates the classes offered. Colorado State University leases space at the campus for internship and research work as well. The project was designed to allow attendees to earn an associate's degree within their own community, while alleviating distance and large campuses as a barricade to initial educational achievement.

The nomination team found that the education facility design exhibited an interesting use of materials and glazing to promote a high quality project within the Town of Castle Rock. Additionally, public seating areas and public art surrounding the development

provide a unique landscape design that compliments the high quality building construction that will serve Castle Rock residents for many years to come.

○ **Category #6: Mobility / Pedestrian Enhancement**
Plum Creek Trail Extension

Pedestrian mobility is a highly desired amenity within Town and Cities across the world. The Town of Castle Rock continually strives to provide alternative modes for mobility separate from vehicular transportation. The Plum Creek Trail traveled 6 miles from Castle View High School to South Perry Street originally. The Plum Creek Trail Extension added over 1 mile of newly paved trail to connect the Plum Creek Trail to the Southern extension of the Colorado Front Range Trail that will eventually connect Wyoming to New Mexico.

The design team found that the Plum Creek Trail extension was an excellent example of a mobility/pedestrian enhancement that has been constructed with the Town of Castle Rock, as well as completing the Town's goal of helping to connect the Colorado Frontage Trail from Wyoming to New Mexico a reality.

Proposed Motion

"I move to accept the 2021 Design Award nominations/winners as recommended by the Design Award Team and recommend to Town Council acceptance and acknowledgment of the nominations/winners. Further, I wish to acknowledge and congratulate all nominees listed in the staff report for contributing to the community character of Castle Rock."