

Attachment F: Code Comparison to Guiding Documents Matrix

Standard	Code:	Recommending Guiding Documents					
	Downtown Overlay District	Downtown Castle Rock Master Plan	Castle Rock Design	2030 Comprehensive Master Plan	Castle Rock Style	Historic Preservation Plan	Downtown Castle Rock Plan of Development
INTENT	<p>17.42.010 Purpose and intent. "The purpose of the Downtown Overlay District (DOD) is to establish architectural, landscaping, design, building, and use and site development regulations that encourage compatible land uses, ensure higher quality development and function in order to protect property values and provide safe and efficient pedestrian and automobile access. These architectural, landscaping, design, building, use and site development criteria can encourage quality development through the use of a variety of design and site techniques while continuing to provide for a wide range of economic development opportunities. The term Board as used in this Chapter shall mean the Design Review Board, as established under Section 17.42.090. "</p>	<p>Page 4-5: "Downtown Master Plan Framework: To achieve the community's vision for Downtown, the Master Plan establishes a framework that provides suggested uses, urban design guidelines and improvements for the three primary commercial character districts in downtown and provides vision and direction for the other three districts within the Downtown borders, including the Craig and Gould neighborhood, the south Wilcox Plum Creek Commercial center and the County Fairground facilities. A summary of this framework includes: • The historic core of Downtown is envisioned to be the lively pedestrian-oriented heart of specialty retail and dining. It will remain the County Seat for Douglas County. • The southern section of Downtown will house an expanded Civic Center Campus and the main administrative offices for the Town Government, as well as the library, a future multi-modal Downtown Castle Rock Character District Map Downtown Castle Rock Master Plan 2008 4 transit center and a community cultural center. There will be the opportunity to expand the street grid and create a new mixed-use neighborhood with housing connected to an intricate open space and trail system. • The northern end of Downtown will become a welcoming entryway, centered along a tree-lined Wilcox Street with additional office and residential uses complementing the existing administration offices of the Douglas County School District. • Craig and Gould, the historic residential neighborhood connected to Downtown, will expand to include more commercial uses along its Downtown or western edge, and will be home to the historic Cantril School envisioned as a community arts and education center. • The Douglas County Fairgrounds will become more integrated into the Downtown community with direct pedestrian access along Sellars Gulch to all of the excellent and diverse programming at the facility. • The South Wilcox Plum Creek commercial area will develop as the market indicates, perhaps featuring larger format retail or automotive uses."</p>	<p>Page 7: "Purpose and Scope of the Design Guidelines: These guidelines are intended to guide developers, design professionals, property owners and other community members as they conceive their projects, and to be an evaluation tool for Town staff, Planning Commission and Town Council. As a reference document, these guidelines express the Community's desired vision and expectation regarding the design of future development. These guidelines do not promote or require adherence to a particular architectural style, but rather to the general qualities that give Castle Rock its appeal. The guidelines and the design review process are not intended to stifle architectural creativity, nor to decrease or limit one's use of property, nor is it intended to impose undue economic hardship on any property owner. The purpose is to strike a balance between providing flexibility in building design, yet promote and assure a consistent design quality that complements the existing Town character. These design guidelines are not intended to dictate a particular architectural style nor presume to assure good design. Rather, the intent of these guidelines is to provide guidance on site planning and architectural design. With respect to building design, the intent is to balance the quality elements found in existing structures with the design and use demands of contemporary buildings. It is recommended that this document be used in conjunction with the existing character-defining document, Castle Rock Style (1996). The guidelines will apply to all new developments, alterations to existing structures and changes of use. They also should be used as a guiding instrument for the master planning of large, phased development projects." Page 20: "The goal is to develop new buildings that respect the past but also allow for individual buildings and businesses to present their unique image"</p>	<p>Page 16: "Purpose of the Comprehensive Plan In Castle Rock, our history is part of who we are. That's why we also look toward the future. This Comprehensive Master Plan update reinforces the long-term vision the community established more than two decades ago to do the following: • Provide a policy framework for creation of corridor studies and area plans reflecting the community character and future growth potential • Bring together a series of community-development related policy documents including: Parks, Recreation, and Open Space Plan, Water Facilities Master Plans, Historic Preservation Plan, Water Conservation Master Plan, Transportation Master Plan, Southwest Quadrant Plan, Downtown Plan of Development and Wolfensberger Road Area Plan, Downtown Overlay Zone and Wolfensberger Overlay Zone, Stormwater Master Plan, Find all these plans on CRgov.com • Address future challenges and opportunities, along with mobilize assets in a coordinated and comprehensive manner." Page 22: "Key Goals: • Plan for an estimated population of 90,000 by 2030 and an ultimate Town build-out population of approximately 130,000 to 150,000 residents • Preserve a freestanding community by maintaining non-urban development on our edges consistent with the Denver Regional Council of Governments (DRCOG) growth initiatives and associated goals and policies • Continue to plan for and act to manage the impacts of growth while maintaining non-urban development on our edges and transitions between land uses • Create a series of area plans to reflect the diversity of our community and the variety of environmental, topographical and unique neighborhood characteristics • Secure a long-term water supply to match the projected resident and business population • Implement surface transportation improvements, including addition of new interchanges along the I-25 corridor, multi-modal and transit-oriented development • Retain the existing retail business base and work to achieve a diversity of housing types to support the employment needs of the community • Create quality jobs and shift from a commuter/ bedroom community to an employment center • Continue creating a vibrant Downtown, coordinated with the Downtown Alliance • Maintain a series of connected open space, trails, parks and schools • Focus on quality development, and seek out and encourage great projects • Continue a high level of effective public outreach, notification, and community involvement • Maintain the regulatory environment based upon goals, values, and reasonableness - all to assist with economic development and ensure a sustainable, high-quality community"</p>	<p>Page 1: "Castle Rock Style describes local architecture as an aid to preserving the town's historic homes and buildings. It was designed and developed by the Castle Rock Historic Preservation Board together with the Town Planning Department to encourage new construction and alterations that are sympathetic and harmonious with the existing architecture in "Old Town" Castle Rock. This book informs residents and property owners about our interesting history and the architecture of "Old Town," an area bordered by Castle Rock on the north, Plum Creek Parkway on the south, Gilbert Street to the east, and I-25 to the west. It also makes suggestions regarding preservation, alterations, and new construction in Old Town. This guide is intended to help people better understand the town's early development and architecture so that they will better appreciate and preserve it. The old buildings of Castle Rock may seem silent and static, yet their history speaks eloquently to those who will listen. The ultimate tool for any community attempting to achieve comprehensive and consistent architectural design is deciding which buildings represent the visual character of the community. Castle Rock's buildings are artifacts that provide a glimpse into the lives of those who were here before us. They furnish evidence regarding the importance of community, family, and survival in a time now past. As stewards of the past and custodians for the future, the Castle Rock Historic Preservation Board hopes to ensure the preservation of the historic fabric of the town's early development, so that people can understand and retain its visual character and blend the past with the present in a sympathetic manner."</p>	<p>Page 10: "The goals and policies contained within this Plan expand upon the goals and policies set forth within the Vision 2020 Statement and the Comprehensive Master Plan. The Historic Preservation Plan is intended to serve as a policy guide for all other Town-wide plans and decisions as they relate to identified historic resources. The Historic Preservation Plan has three primary objectives: To identify important historic trends and character elements of the community that are worthy of preservation. To establish goals and policies to guide the community with future decisions that could impact the Town's historic resources. To establish a work plan to guide future preservation activities."</p>	<p>Page 5: "Plan of Development: Armed with these strong statements of direction and support for Downtown Castle Rock, in 2008, the Board of Directors of the Castle Rock Downtown Development Authority adopted this Plan of Development based on the Downtown Castle Rock Master Plan and the 2020 Comprehensive Vision. This Plan of Development builds upon past plans and incorporates new policies to best position Downtown for the future. More than a nostalgic connection to the past, the future of Downtown is inextricably connected to the vitality of the entire community - Downtown is the one place that can be Castle Rock's hub, the historic County Seat, its central gathering place, and an embodiment of its unique civic identity as the center of both Town and County activity." Page 8: "Downtown Framework and Character Districts: To achieve the community's vision for Downtown, the Plan of Development and the Downtown Master Plan establishes a framework that provides suggested uses, urban design guidelines and improvements for the three primary commercial character districts in downtown and provides vision and direction of the other two districts within the DDA's borders, including the south Wilcox Plum Creek Commercial center and the Douglas County Fairgrounds facilities. A summary of this framework includes: • The historic core of Downtown is envisioned to be the lively pedestrian-oriented heart of specialty retail and dining. It will remain the County Seat for Douglas County. • The Southern section of Downtown will house an expanded Civic Center Campus and the main administrative offices for the Town Government, as well as the library, a future multimodal transit center and a community cultural center. There will be the opportunity to expand the street grid and create a new mixed-use neighborhood with housing connected to an intricate open space and trail system. • The northern end of Downtown will become a welcoming entryway, centered along a tree-lined Wilcox Street with additional office and residential uses complementing the existing administration offices of the Douglas County School District. • The Douglas County Fairgrounds will become more integrated into the Downtown community with direct pedestrian access along Sellars Gulch to all of the excellent and diverse programming at the facility. • The South Wilcox Plum Creek commercial area will develop as the market indicates, perhaps featuring larger format retail or automotive uses."</p>

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	Downtown Overlay District	Downtown Castle Rock Master Plan	Castle Rock Design	2030 Comprehensive Master Plan	Castle Rock Style	Historic Preservation Plan	Downtown Castle Rock Plan of Development
Vision Statement		<p>Page 1: "The Vision: Downtown's future is based upon creating a welcoming, walkable and family-friendly place. Downtown Castle Rock becomes the Main Street of Douglas County, combining a sampling of new urban elements, such as fine dining, unique shops and places to live, with our connections to a Western past, including historic buildings, traditional businesses and an overall relaxed pace. Downtown must also be functional with plenty of places to park, bike, stroll and gather."</p>	<p>Page 15: "New buildings should reflect the traditional character of the Downtown but can use new, innovative elements in ways to express the architecture of current times. In this way, new buildings can be clearly distinguished from their elder neighbors. These guidelines are designed to spark development that is creative, yet maintains respect for the architectural history of the district. The goal is to conserve the sense of the past and the distinct Downtown character while encouraging the continued growth of a vital business district."</p>	<p>Page 4: "Vision Statement: The Town of Castle Rock is a world-class community that embraces its history and heritage and small-town character. The Town will: • Be physically freestanding, maintaining open spaces with mountain and prairie views • Preserve and enhance history and heritage through a vibrant Downtown • Diversify the local economy through job creation and economic development • Encourage retail and employment-based business at the interchange overlay districts along the Interstate 25 corridor and in other activity centers throughout the Town • Maintain a high quality of life as a safe, family-friendly community with a variety of recreational opportunities and community events • Plan for responsible growth that balances housing, services, and employment while preserving and enhancing surface transportation, open space, water and other natural resources • Ensure a safe community through outstanding community services including police, fire, emergency medical, parks, recreation, water and transportation • Continue to serve as the County seat and the center for governmental services"</p>		<p>Page 10: "The Plan identifies four main goals for the community. These goals are based upon the broad concepts of identification, preservation, protection and restoration of the Town's historic resources. The goals seek to ensure compatibility of new structures within the historic context of our existing structures, encourage preservation activities through incentives and develop partnerships and programs to promote the Town's history. The Plan's goals are: Goal 1: Safeguard and preserve the heritage of the Town by historical designation of those buildings, districts, objects, sites, and structures that reflect significant elements of the Town's history. Goal 2: Ensure that new development preserves or enhances the character of the Downtown and Craig and Gould neighborhoods. Goal 3: Develop and provide incentives for the preservation, restoration, and adaptive re-use of historic properties. Goal 4: Promote the Town's history and foster public support, appreciation, and understanding of historic and archeological resources through public education and partnerships."</p>	<p>Page 3: "The Vision: Downtown's future is based upon creating a welcoming, walkable and family-friendly place. Downtown Castle Rock becomes the Main Street of Douglas County, combining a sampling of new urban elements, such as fine dining, unique shops and places to live, with our connections to a Western past, including historic buildings, traditional businesses and an overall relaxed pace. Downtown must also be functional with plenty of places to park, bike, stroll and gather."</p>

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Downtown Vision Statement		<p>Page 3: "The following vision statement was developed for the Downtown Master Plan: Downtown Castle Rock should be the Main Street of Douglas County, providing the region with an authentic Western Downtown experience and a central gathering place, which unites neighborhoods, families and individuals. Castle Rock can achieve this vision for Downtown through a welcoming environment that combines a sampling of urban elements with distinct local flavor and provides a variety of amenities." Page 4: "The guiding principles developed to achieve this vision include: • Create a welcoming, pedestrian and family friendly Downtown core. • Protect and enhance the historic character of Downtown. • Identify catalytic investment opportunities and develop a regulatory environment to support them. • Develop and maintain a strong economic development program that is integrated into all elements of the plan projects and investments. • Strategically and specifically plan for public investment in infrastructure demands in order to leverage private development. • Create a "Downtown First" policy for local and county government expansion, multi-modal transportation hub location, commuter rail location and Community Cultural Facilities. • Provide direct and easy access to trails and open space and ensure that public spaces in the Downtown area are family friendly, inviting, safe and activated." Page 14: "It is important to understand how these principles will be used as the plan moves forward into implementation. These guidelines are designed to serve as the primary underpinning of the plan and will allow the plan to be living, nimble and able to respond to market forces as time goes on. The specific development recommendations of this plan are based on current market conditions and our best anticipation of future market trends. As a 20-year plan, if market or environmental conditions change dramatically over time, the plan can still be used as a guide, as each of these principles has many ways of being realized. The point of these guidelines is to provide lenses through which all improvements and developments considered in the Downtown area, now and in the future, are viewed. It is this flexibility that will allow this plan to be the guiding document for the development of Downtown for years to come."</p>		<p>Page 6: "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. Principles to support this cornerstone: • A community with a vibrant Downtown that values its history and heritage • Continued tradition of local community events, including art, cultural and entertainment opportunities • Distinct freestanding community that maintains a buffered, non-urban development on its borders • Continued recognition as the County seat of Douglas County • A community recognized for, and enhanced by, its natural environment and scenic vistas • Highly accessible and well-distributed system of high-quality parks, recreation facilities, open space and trails • Strong and compatible architectural character with new development and redevelopment projects"</p>	<p>Page 17: "Castle Rock has adopted a visioning and master plan process to keep Old Town Castle Rock as a separate and distinct place that retains a small town character."</p>	<p>Page 10: "The Plan identifies four main goals for the community. These goals are based upon the broad concepts of identification, preservation, protection and restoration of the Town's historic resources. The goals seek to ensure compatibility of new structures within the historic context of our existing structures, encourage preservation activities through incentives and develop partnerships and programs to promote the Town's history. The Plan's goals are: Goal 1: Safeguard and preserve the heritage of the Town by historical designation of those buildings, districts, objects, sites, and structures that reflect significant elements of the Town's history. Goal 2: Ensure that new development preserves or enhances the character of the Downtown and Craig and Gould neighborhoods. Goal 3: Develop and provide incentives for the preservation, restoration, and adaptive re-use of historic properties. Goal 4: Promote the Town's history and foster public support, appreciation, and understanding of historic and archeological resources through public education and partnerships."</p>	<p>Page 3: "The Vision: Downtown's future is based upon creating a welcoming, walkable and family-friendly place. Downtown Castle Rock becomes the Main Street of Douglas County, combining a sampling of new urban elements, such as fine dining, unique shops and places to live, with our connections to a Western past, including historic buildings, traditional businesses and an overall relaxed pace. Downtown must also be functional with plenty of places to park, bike, stroll and gather." Page 14: "Vision: Downtown Castle Rock Should be the Main Street of Douglas County, providing the region with an authentic Western Downtown experience and a central gathering place, which unites neighborhoods, families and individuals. Castle Rock can achieve this vision for Downtown through a welcoming environment, which combines a sampling of urban elements with distinct local flavor and provides a variety of amenities."</p>

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Character Areas		<p>Page 16: "For the commercial core of Downtown Castle Rock, we are recommending three primary character districts including: North Downtown, Downtown Core, South Downtown." details on each area are provided on the subsequent pages</p>	<p>Page 13: "The Downtown Urban Design Plan, (1994) subdivided the Downtown into three "character" areas or neighborhoods to recognize the different physical appearance and functional uses of these areas. The designation of these three neighborhoods is still valid. North of Sixth Street is the North Wilcox neighborhood, which is a combination of auto-oriented commercial uses and residential buildings, largely converted to retail and office uses. The core Downtown area contains the traditional old Downtown of Castle Rock with a mix of historic buildings and new infill projects, surrounding the historic Wilcox Square with the Wilcox Building and adjoining Douglas County administration offices. South of Second Street is the civic area with Town Hall, the Police Station, the new Library, and a variety of retail and commercial uses."</p>	<p>Page 44: "Infill development is sensitive to the scale and character of the surrounding neighborhoods."</p>		<p>Page 11: "Each neighborhood has distinctive characteristics that make it unique. For example, building setbacks in North Wilcox are historically much different than the zero setbacks in Central Downtown. North Wilcox also has a more established tree canopy than Central Downtown. The workgroup determined that South Wilcox, for the most part, is not considered historic and should not be treated as such." Page 40 "Downtown Castle Rock can be divided into four distinct areas, North Wilcox, Central Downtown, South Wilcox, and the Craig and Gould neighborhood."</p>	<p>Page 8: "Downtown Framework and Character Districts: To achieve the community's vision for Downtown, the Plan of Development and the Downtown Master Plan establishes a framework that provides suggested uses, urban design guidelines and improvements for the three primary commercial character districts in downtown and provides vision and direction of the other two districts within the DDA's borders, including the south Wilcox Plum Creek Commercial center and the Douglas County Fairgrounds facilities. A summary of this framework includes: • The historic core of Downtown is envisioned to be the lively pedestrian-oriented heart of specialty retail and dining. It will remain the County Seat for Douglas County. • The Southern section of Downtown will house an expanded Civic Center Campus and the main administrative offices for the Town Government, as well as the library, a future multimodal transit center and a community cultural center. There will be the opportunity to expand the street grid and create a new mixed-use neighborhood with housing connected to an intricate open space and trail system. • The northern end of Downtown will become a welcoming entryway, centered along a tree-lined Wilcox Street with additional office and residential uses complementing the existing administration offices of the Douglas County School District. • The Douglas County Fairgrounds will become more integrated into the Downtown community with direct pedestrian access along Sellars Gulch to all of the excellent and diverse programming at the facility. • The South Wilcox Plum Creek commercial area will develop as the market indicates, perhaps featuring larger format retail or automotive uses."</p>

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DEVELOPMENT STANDARDS							
Lot Coverage	17.42.060.A "Maximum lot coverage: 100% of lot area."						
Setbacks	17.42.060. "B. Minimum side yard: zero feet. C. Minimum front yard: zero feet. D. Minimum rear yard: zero feet. E. Maximum building setback: A minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection."	Page 16: "Buildings should orient towards the street and should be built to lot-lines." Page 29: "Bring the buildings up to the street, with transparent facades on the ground floor."	Page 14: "Continuity of building façades at the sidewalk edge with no setback;" Page 16: "Typically, commercial buildings in the Downtown core have been built to the property line, behind the sidewalk. Where possible, this alignment should be retained for new construction and additions." "A.1.1 In the Downtown core where storefronts are typical, the building fronts should be located at the property line to define the sidewalk edge and create a sense of vitality for the public sidewalk. A.1.2 Developments can set back from the property line to allow for outdoor dining areas, patios, plazas, and entranceways as long as the façade continuity is not interrupted."		Page 35: "According to the Castle Rock Design Guidelines: "Traditional commercial storefront buildings contribute to the character of downtown. These are located at the sidewalk edge, and help to define the pedestrian zone. Goods and activities visible in the display windows encourage pedestrians to browse along the street. The commercial storefront building type should be continued downtown."" "The 300 Block of Wilcox St. illustrates the typical scale and setback of early 1900s commercial buildings." Page 45 "Building set forward to encourage pedestrian access from the sidewalk."	Page 11 "Each neighborhood has distinctive characteristics that make it unique. For example, building setbacks in North Wilcox are historically much different than the zero setbacks in Central Downtown. North Wilcox also has a more established tree canopy than Central Downtown. The workgroup determined that South Wilcox, for the most part, is not considered historic and should not be treated as such."	Page 17: "Buildings should orient towards the street and should be built to lot-lines." Page 26: "Bring the buildings up to the street, with transparent facades on the ground floor"
Fence Height	17.42.060 "F. Maximum fence height: ten-feet."						
Min. Unit Size (MF)	17.42.060 "G. Multifamily residential units must each be a minimum of 500-square feet in size and must each have an individual kitchen and individual bathroom."						

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BUILDING CROWN DESIGN & HEIGHT							
Building Crown Design	<p>17.42.070 "A. A building's crown design shall be reviewed by and is subject to approval of the Board based aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction."</p>	<p>Page 22: "Encourage architecturally detailed facades on infill buildings."</p>	<p>Page 14: "Cornices or parapets at the top of façades;" Page 26: "B.5 Roofs and Parapets Intent The tradition of simple rectangular building forms with strong rooflines defined by cornices or parapets should be continued throughout the Downtown core. The roofline, cornice and parapet are important architectural features that should be strongly defined on commercial buildings. Guidelines B.5.1 The roof designs should relate to the pitch and shape of roofs found in neighboring structures. Flat roofs behind a parapet are typical in the commercial Downtown. In the residential areas, roofs can be pitched and have gables, dormers and other elements typical of the residential character. B.5.2 Parapets should be used to screen flat roofs and should be designed as an architectural feature. A distinctive cornice can be used to emphasize a varied roofline in the design of a building. B.5.3 Buildings at corners can have special roof shapes in order to emphasize their corner location. B.5.4 A varied roofline should be a strong design element because it adds interest to a building's silhouette. The roofline should vary every 25 to 50 feet in order to emulate the pattern of historic storefronts and break up the visual mass of a large building. B.5.5 Large panelized products, such as standing seam metal, should be avoided for roofs."</p>	<p>Page 44: "Principal RG 6 Promoting compatible Downtown development, Incorporate new architecture that is current to the era that also blends with the existing structures."</p>	<p>Page 36: "Like its residential architectural, Castle Rock's commercial buildings incorporate a mix of compatible styles and elements. New construction, alterations, and additions to historic buildings should include these traditional features. The Downtown Design Guidelines provide detailed information on blending in with the existing architecture of "Old Town." These architectural details include: • roof forms • eaves and brackets • walls • doors and doorways • windows." Note: The 1992 Downtown Design Guidelines were later replaced by Castle Rock Design. Page 45: "Appropriate/Recommended Style: A modest, functional blend of Italianate, Carpenter Gothic or Richardsonian Romanesque."</p>		<p>Page 21 and 39: "Encourage architecturally detailed facades on infill buildings"</p>

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Height - Core	<p>17.42.070 "B. a. Building height in the Downtown Core District is limited to four stories, with a maximum height of 60-feet. A building's crown cannot exceed the sixty-foot building height limitation." "C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria: 1. Whether the project will incorporate design elements found in adjacent Landmark structures; and 2. The impacts of the increased building height on adjacent properties."</p>	<p>Page 22: "New buildings should respect existing building heights in order to protect important view of the rock."</p>	<p>CR Design mentions Height for all of downtown, however not broken into Core, North, South: Page 14: "A ground floor ceiling height of approximately ten to twelve feet;" Page 15: "New developments should be compatible in form, height, building elements and materials with neighboring buildings;" Page 20: "New buildings should be compatible with the surrounding district and existing historic buildings by respecting established patterns of building orientation, style, massing, height and scale." Page 21: "B.1 Mass and Scale Intent New development must be compatible in scale with the surrounding buildings and respect the pedestrian-oriented nature and village character of the Downtown. The mass, form and scale should relate to the pedestrian scale of the street. Historically, buildings were one and sometimes two stories in height, and the goal is to balance this traditional lower scale with consideration to establish a pattern for more efficient land use. New buildings should be predominantly two and three stories in height." "B.1.1 A new development's height and form should be consistent with that of its neighboring buildings. Building heights should range from one story to a 50-foot height maximum in the Downtown. B.1.2 Large buildings façades should be divided into modules that reflect the average historic buildings' width of 25 feet. In addition, vertical and horizontal variations in façades can add interest and definition to the building. B.1.3 Floor-to-floor heights should be similar to those found in the traditional buildings in the core. B.1.4 Corner locations on a block are highly visible and should be designed with visually prominent elements. The scale and massing of corner buildings are very important and taller feature elements are encouraged. Corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections. B.1.5 The third story of a building should be set back from the façade of the first two stories in order to reduce the apparent scale of the building."</p>	<p>Page 44: "Infill development is sensitive to the scale and character of the surrounding neighborhoods."</p>			<p>Page 22: "New buildings should respect existing building heights in order to protect important view of the rock"</p>
Height-North or South	<p>17.42.070 "C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria: 1. Whether the project will incorporate design elements found in adjacent Landmark structures; and 2. The impacts of the increased building height on adjacent properties."</p>	<p>Page 16: Overall "Suggestions include: Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades." "Encourage height and massing of new development, which respects the scale of existing buildings and protects important views of the rock." Page 18: North Downtown "New buildings should be two to three stories in height along Wilcox and should have transparent ground floor facades and pitched roofs." "Highway-oriented signature office buildings should be encouraged near Interstate 25 that give the town a presence from the highway." Page 28: South Downtown "Three to four story residential buildings with ground floor retail/businesses" "Protect views of the rock with proper building heights"</p>	<p>CR Design mentions Height for all of downtown, however not broken into Core, North, South: Page 14: "A ground floor ceiling height of approximately ten to twelve feet;" Page 15: "New developments should be compatible in form, height, building elements and materials with neighboring buildings;" Page 20: "New buildings should be compatible with the surrounding district and existing historic buildings by respecting established patterns of building orientation, style, massing, height and scale." Page 21: "B.1 Mass and Scale Intent New development must be compatible in scale with the surrounding buildings and respect the pedestrian-oriented nature and village character of the Downtown. The mass, form and scale should relate to the pedestrian scale of the street. Historically, buildings were one and sometimes two stories in height, and the goal is to balance this traditional lower scale with consideration to establish a pattern for more efficient land use. New buildings should be predominantly two and three stories in height." "B.1.1 A new development's height and form should be consistent with that of its neighboring buildings. Building heights should range from one story to a 50-foot height maximum in the Downtown. B.1.2 Large buildings façades should be divided into modules that reflect the average historic buildings' width of 25 feet. In addition, vertical and horizontal variations in façades can add interest and definition to the building. B.1.3 Floor-to-floor heights should be similar to those found in the traditional buildings in the core. B.1.4 Corner locations on a block are highly visible and should be designed with visually prominent elements. The scale and massing of corner buildings are very important and taller feature elements are encouraged. Corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections. B.1.5 The third story of a building should be set back from the façade of the first two stories in order to reduce the apparent scale of the building."</p>	<p>Page 44: "Infill development is sensitive to the scale and character of the surrounding neighborhoods."</p>		<p>Page 17: "Suggestions include: • Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades. • Encourage height and massing of new development, which respects the scale of existing buildings and protects important views of the rock." Page 19: North Downtown "New buildings should be two to three stories in height along Wilcox and should have transparent ground floor facades and pitched roofs." "Highway-oriented signature office buildings should be encouraged near Interstate 25 that give the town a presence from the highway." Page 25: "Three to four story residential buildings with ground floor retail/business" "Protect views of the rock with proper building heights"</p>	

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DESIGN STANDARDS							
Scale/ Form		<p>Page 4 and 14: "Create a welcoming, pedestrian and family friendly Downtown core." "Protect and enhance the historic character of Downtown." Page 15: "By emphasizing appropriate development and by focusing on a diverse mix of office, retail, restaurant and nightlife uses which cater to many markets, Downtown Castle Rock has the ability to offer a 'taste' of urbanity while maintaining an architectural scale that respects Castle Rock's historic past and ensures comfortable growth for the future." Page 16: "The plan aims to build upon existing strengths in delivering an authentic experience as opposed to creating a manufactured theme. Suggestions include: Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades. Encourage height and massing of new development, which respects the scale of existing buildings and protects important views of the rock."</p>	<p>Page 13: "It was seen as important to strengthen the character of Downtown and define the Downtown core as a pedestrian-oriented small town village with buildings with traditional storefronts and houses converted to commercial uses." "The Downtown consists of an eclectic mix of structures, uses and activities, all of which contribute greatly to its charm. There is not one dominant architectural style, and this set of guidelines does not advocate any particular style. It does, however, seek to promote preservation, restoration and rehabilitation of old structures so that architectural integrity is maintained. While significant historic content is limited to a small number of buildings, mostly in the heart of the Downtown, these buildings eloquently convey the historic spirit of the Town and can serve as the inspiration for future development."</p>	<p>Page 30: "Support the Historic Preservation Board and Design Review Board by encouraging design applications for their review and approval that enhance our Downtown's vibrancy." Page 40: "RG-5.1: SCALE AND CHARACTER Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions." Page 44: "RG 6 Infill development is sensitive to the scale and character of the surrounding neighborhoods."</p>	<p>Page 36: "Like its residential architectural, Castle Rock's commercial buildings incorporate a mix of compatible styles and elements. New construction, alterations, and additions to historic buildings should include these traditional features. The Downtown Design Guidelines provide detailed information on blending in with the existing architecture of "Old Town." These architectural details include: • roof forms • eaves and brackets • walls • doors and doorways • windows." Page 42: "It is important that new construction (sometimes called "in-fill") should be compatible with the existing historic buildings and complement the identity of the community." "The design guidelines adopted by the town in 1992 are an important component of the design review process for new construction or alterations to buildings within the downtown area." "The Downtown Design Guidelines provide an overview of preservation principals [sic] and describes the historic styles of downtown Castle Rock. It is important that prospective downtown property owners, developers, and/or builders refer to these design guidelines."</p>	<p>Page 13: "No specific design standards are being proposed with the actual plan document. When design standards are developed they will be developed with the philosophy described in the Plan and summarized below." "The workgroup believed that certain design standards were necessary; however, they did not want the standards to be too restrictive as to limit creativity or make it too difficult to design proper infill development. The workgroup also stated that there should be no absolutes. If a proposed project does not meet the standards, there should be a way to vary from the standards, as long as the project meets the overall objectives of appropriate design." "The current thought is that Castle Rock Design, the Town's design guideline book, will be updated to include the various standards that are developed. However, it may be more appropriate to incorporate the standards in an overall downtown zoning plan that will be developed in conjunction with the Downtown Plan." Page 52: "Policy 2.1 – Infill development within identified conservation areas, the Craig and Gould neighborhood, established historic districts, or adjacent to individually designated structures shall be designed to respect the context and design of their neighboring structures." "Policy 2.3 – Infill development on predominantly historic blocks with residential building character shall maintain a residential appearance."</p>	<p>Page 15: "Urban Elements: By emphasizing appropriate development and by focusing on a diverse mix of office, retail, restaurant and nightlife uses which cater to many markets, Downtown Castle Rock has the ability to offer a "taste" of urbanity while maintaining an architectural scale that respects Castle Rock's historic past and ensures comfortable growth for the future." Page 17: "The plan aims to build upon existing strengths in delivering an authentic experience as opposed to creating a manufactured theme. Suggestions include: • Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades. • Encourage height and massing of new development, which respects the scale of existing buildings and protects important views of the rock."</p>

Attachment F: Code Comparison to Guiding Documents Matrix

Standard	Code:	Recommending Guiding Documents					
	Downtown Overlay District	Downtown Castle Rock Master Plan	Castle Rock Design	2030 Comprehensive Master Plan	Castle Rock Style	Historic Preservation Plan	Downtown Castle Rock Plan of Development
Windows / Transparency at Pedestrian Level	<p>17.42.080.B "1. Window or transparency. The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in lineal fashion. (For example, a one hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length.) The height of the glass or Plexiglas must be a minimum height of five (5) feet."</p>	<p>Page 16: "Storefronts should be transparent at street level." Page 18: "...and should have transparent ground floor facades ..." Page 22: "There should be "transparency" along the street - storefronts with inviting windows and visible displays, .." Page 29: "Bring the buildings up to the street, with transparent facades on the ground floor." Page 39: "Bring the buildings up close to the street, with transparent facades at least on the ground floor."</p>	<p>Page 14: "Recessed entries at ground level" "Large display windows supported by low walls or bulkheads" Page 15: "Develop an attractive street façade with storefronts scaled and oriented to pedestrians;" Page 16: "Ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible. " Page 20: "Another goal is the creation of pedestrian-friendly streets with design elements such as display windows, awnings, canopies, seating, and extending interior uses, such as dining, into the sidewalk area. Façades of Downtown buildings should typically have recessed ground level entries and large glass display windows." Page 22: "B.2.1 The proportions, forms and spacing of windows, doors and other architectural elements should reflect the characteristic proportions and spacing of existing façades found in the Downtown. The size and proportion of window and door openings should be similar to those found on adjacent buildings in the Downtown." "B.2.5 Clear, transparent windows should be used for all ground floor retail uses."</p>		<p>Page 35: "According to the Castle Rock Design Guidelines: "Traditional commercial storefront buildings contribute to the character of downtown. These are located at the sidewalk edge, and help to define the pedestrian zone. Goods and activities visible in the display windows encourage pedestrians to browse along the street. The commercial storefront building type should be continued downtown."" Page 38: "New construction should reflect the narrow, arched window shape and could incorporate the arched window top or a transom such as those at the Cantril School or Masonic Lodge." Page 45: "Vertical emphasis at windows and entrances which complement the building's mass by directing the eye upwards."</p>		<p>Page 17: "Storefronts should be transparent at the street level." Page 19: "...and should have transparent ground floor facades ..." Page 21: "There should be "transparency" along the street - storefronts with inviting windows and visible displays, .." Page 26: "Bring the buildings up to the street, with transparent facades on the ground floor." Page 34: "Bring the buildings up close to the street, with transparent facades at least on the ground floor."</p>
Accessory Structures	<p>17.42.080.B "2. Accessory structures. The design of accessory structures should incorporate design elements of the primary structure and should not become a dominant feature on the property."</p>						
Rooftop Equipment Screening	<p>17.42.080.B "3. Rooftop equipment. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building."</p>		<p>Page 19: "A.4.4. All rooftop equipment should be screened behind parapets or by other means so that they are not visible from any of the adjacent streets."</p>				

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Service Station Design	17.42.080.B "4. Service station. All service stations will be required to develop the site following a backwards service station design. This will require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facilities shall be located on the side or rear of the project."		Page 19: "A.4.2. All service and loading areas should be screened from adjacent residential uses by means of architectural treatments, walls, or landscaping"				
Outdoor Storage, Repair, Rental, Servicing area design	17.42.080.B "5. Outdoor storage, repair, rental and servicing areas shall be: a. Set back fifteen (15) feet from the front lot line; b. Screened by an opaque wall or fence with a height of ten (10) feet. An opaque wall or fence must completely screen the property beyond the fence and can include stockade fences or walls. Chain-link fences with slat, cloth or other similar measures are not considered to be opaque fences. An opaque berm and/or landscaping that provide the equivalent screening as a required opaque fence may be used."		Page 19: "A.4.1 Service, loading and storage areas should be located out of view of the primary shopping streets, and be screened with fences or landscaping. Where feasible, service access and loading areas should be accessible from alleys or from parking lots located at the rear of buildings." "A.4.2. All service and loading areas should be screened from adjacent residential uses by means of architectural treatments, walls, or landscaping"				

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Landscaping - Street Trees	17.42.080.B6 "A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. One (1) large canopy tree will be required for every twenty-two (22) linear feet (on center) or one (1) small canopy tree will be required for every fifteen (15) linear feet (on center) of property fronting along a public roadway."	Page 1: "Visual improvements include attractive streetscapes, strategically-located parking structures and distinctive gateways." Page 5: "Physical Improvements and Public Realm: Creating a pedestrian-oriented environment that is accessible to all through a variety of public improvements to the public space in Downtown, including wider sidewalks, more attractive streetscape, traffic calming mechanisms, pedestrian scale lighting and signage." Page 18: "[Wilcox Street] will feature a pedestrian-oriented environment, old growth street trees and multi-story developments that implement residential over retail." "Ample room for tree lawns and landscaping should be encouraged as part of the streetscape environment, recreating the small town image that once existed along this portion of Wilcox." Page 22: "Create a uniform street planting theme" Page 24: "Streetscape enhancements, including wider sidewalks, landscaping and street cafes, will favor the pedestrian environment." Page 28: "Streetscapes designed for pedestrians, including ample street trees and plantings"	Page 18: "Historical photographs show abundant street tree plantings throughout downtown Castle Rock, especially on Wilcox Street. Street trees placed at regular intervals are an integral part of the character of the recent public improvements on Wilcox and Perry Streets. Since trees are part of the streetscape, new developments should incorporate street trees in the public sidewalk. Trees do not need to be evenly spaced in rows along the street in order to be effective but can be arranged in groupings in front of buildings and parking areas. It is recommended that they be placed so as not to obscure significant architectural features, awnings or signs." "A.3.1 Street trees should be provided in front of buildings except where entrances, special architectural features or storefronts require more exposure to the street. A.3.2 The landscape character of the streetscape should be ded into surface parking lots by introducing large canopy trees."		Page 45: "Open landscape areas which frame the building and provide transition between the sidewalk and entrance to the building." "Preservation of existing vegetation, particularly any older cottonwood or coniferous trees present on the property." "Large shade-producing trees which provide a friendly, small-town atmosphere, particularly placed along the property's street frontage."	Page 52: "Strategy 2.5.1 – Revise the Landscape Regulations to require the replacement or planting of appropriate street trees."	Page 3: "Visual improvements include attractive streetscapes, strategically-located parking structures and distinctive gateways." Page 9: "Physical Improvements and Public Realm: Creating a pedestrian-oriented environment that is accessible to all through a variety of public improvements to the public space in Downtown, including wider sidewalks, more attractive streetscape, traffic calming mechanisms, pedestrian scale lighting and signage." Page 18: "[Wilcox Street] will feature a pedestrian-oriented environment, old growth street trees and multi-story developments that implement residential over retail." "Ample room for tree lawns and landscaping should be encouraged as part of the streetscape environment, recreating the small town image that once existed along this portion of Wilcox." Page 22: "Create a uniform street planting theme" Page 23: "Streetscape enhancements, including wider sidewalks, landscaping and street cafes, will favor the pedestrian environment." Page 25: "Streetscapes designed for pedestrians, including ample street trees and plantings"
Landscaping - Shrubs, Perennials, Trees	17.42.080.B6 "For every required tree, a corresponding number of plantings or trees, from either Subparagraph a., b., or c., below, will be required for each site plan: a. Shrubs: Five (5) per required tree. b. Perennial plants: Seven (7) per required tree. c. Trees: One (1) per required tree."		Page 18: "A.3.4 Adding color through the use of annual and perennial plant material is encouraged. This can occur by using potted plants in movable containers, which can be used to define outdoor seating areas, entries, and to define walkways. A.3.5 Xeriscape landscaping concepts for water conservation should be incorporated by utilizing low water use."		Page 45: "Shrubs and other types of plant materials such as lilacs, roses, ferns which complement the building's features and allow for visibility into the property."		
Parking (Off-Street) - Residential	17.54.040 Table 64-1 "1 on-site parking space per unit"	Page 1: "Visual improvements include attractive streetscapes, strategically-located parking structures and distinctive gateways." Page 16: "Parking should be located in shared parking structures at the periphery of Downtown of behind buildings, rather than in front of stores." Page 19: "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."					

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Parking - North Non-Residential Area (generally North and Core character districts)	17.42.080.B "7. Parking Requirements: a. Parking requirements for the North Non-Residential Downtown Parking Area, as depicted on Figure 4 shall be as follows: i. One (1) parking space per five hundred (500) square feet of new construction. The first two thousand (2,000) square feet of new non-residential construction shall be exempt from parking requirements. Interior tenant finishes or remodels are exempt from this parking requirement. ii. Existing building square footage shall be excluded from the required parking calculation. Existing building square footage to be demolished shall be deducted from the new building square footage for parking calculations.	Page 16: "Parking should be located in shared parking structures at the periphery of Downtown of behind buildings, rather than in front of stores." Page 19: "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." Page 20: "A new parking structure which could be located between Wilcox and Jerry, 5th and 6th Streets would serve both North Downtown businesses and employees and the Downtown core as well."	Parking for all of Downtown Page 15: "Encourage continuous building street frontage thereby reducing the visual impact of parking lots;" "Locate parking areas at the rear of buildings or in parking structures;" Page 17: "A.2 Balancing Pedestrian Areas and Parking Intent The creation of a comfortable street zone has a balance maintained between parked cars and pedestrians. Off-street parking is needed to support the vital business activity Downtown. However, surface parking lots affect the pedestrian character and often appear as vacant underutilized space. Parking can be accommodated as a positive addition to an historic Downtown area. Parking lots should be safe, convenient and attractive. Guidelines: A.2.1 In order to maintain a consistent and active streetscape and provide a safe pedestrian area, parking should be located behind buildings in a landscaped parking area and screened from street view. A.2.2 A series of small parking lots with pedestrian connections between them and to the sidewalk is more compatible	Page 30: Principle ID-3: "Develop plans to address parking needs, way-finding signage and pedestrian and bicycle connections to facilitate Downtown events."			Page 17: "Parking should be located in shared parking structures at the periphery of Downtown or behind buildings, rather than in front of stores." Page 19: "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 the rear is infeasible." Page 20: "A new parking structure which could be located between Wilcox and Jerry, 5th and 6th Streets would serve both North Downtown businesses and employees and the Downtown core as well."
"Parking - South Non-Residential Area"	17.42.080.B7 "b. Parking requirements for the South Non-Residential Downtown Parking Area shall be in accordance with the requirements set forth in Chapter 17.54. c. No on-site parking is allowed on the side of a structure abutting a street, as determined by the Director."	Page 16: "Parking should be located in shared parking structures at the periphery of Downtown of behind buildings, rather than in front of stores."	with the scale of the Downtown than large parking lots. A.2.3 Parking lots should be screened with perimeter landscaping along the public sidewalks; trees and hedges in front of a low decorative screening fence or wall are preferred. These walls should follow the existing building line, where possible. A.2.4 Wherever possible, parking lots should be screened from view of adjacent properties with landscaping and decorative fencing. A.2.5 Vehicular access to a parking area should be provided from an alley or side street, where feasible, not from a primary shopping street." "A.2.7 Parking structures should be in harmony with the historic nature of the Downtown. Access to parking structures should minimize disruption to storefront continuity and not conflict with pedestrian safety."				Page 17: "Parking should be located in shared parking structures at the periphery of Downtown or behind buildings, rather than in front of stores."

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Sidewalks	<p>17.42.080.B.8. "Sidewalk requirements: All sidewalks must be designed and built to meet the Town's sidewalk construction and design regulations with a minimum width of eight (8) feet. a. All buildings will be required to have a minimum of one (1) sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure."</p>	<p>Page 5: "Creating a pedestrian-oriented environment that is accessible to all through a variety of public improvements to the public space in Downtown, including wider sidewalks, more attractive streetscape, traffic calming mechanisms, pedestrian scale lighting and signage." Page 22: "Widen sidewalks to allow for more pedestrian traffic and outdoor café seating" Page 24: "Streetscape enhancements, including wider sidewalks, landscaping and street cafes, will favor the pedestrian environment." Page 28: "Create wide sidewalks" Page 33: "Widen Sidewalks: Narrow sidewalks limit pedestrian movement and do not allow for the development of usable outdoor spaces in Downtown. Additionally, in Castle Rock, the streets are over-engineered for the car, and it is recommended that some of that excess right-of-way be reclaimed for the pedestrian. The widening of sidewalks is recommended to allow for better pedestrian traffic flow, as well as the inclusion of more street cafes and street furniture that would enhance the district."</p>	<p>Page 22: "B.2.6 The primary entrances to the building should be clearly identified with a canopy or awning, change in roofline, or treatments on the public sidewalk could also be used to define the major entries."</p>	<p>Page 44: "Review and update curb and sidewalk requirements to provide reasonable flexibility for outdoor seating and pedestrian circulation in Downtown and other activity centers."</p>			<p>Page 9: "Physical Improvements and Public Realm: Creating a pedestrian-oriented environment that is accessible to all through a variety of public improvements to the public space in Downtown, including wider sidewalks, more attractive streetscape, traffic calming mechanisms, pedestrian scale lighting and signage." Page 22: "Widen sidewalks to allow for more pedestrian traffic and outdoor café seating" Page 23: "Streetscape enhancements, including wider sidewalks, landscaping and street cafes, will favor the pedestrian environment." Page 25: "Create wide sidewalks" Page 28: "Widen Sidewalks: Narrow sidewalks limit pedestrian movement and do not allow for the development of usable outdoor spaces in Downtown. Additionally, in Castle Rock, the streets are over-engineered for the car, and it is recommended that some of that excess right-of-way be reclaimed for the pedestrian. The widening of sidewalks is recommended to allow for better pedestrian traffic flow, as well as the inclusion of more street cafes and street furniture that would enhance the district."</p>
Materials	<p>17.38.040.A.5 (not in DOD, within SDP review and approval criteria)"5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360 degree architectural design."</p>	<p>Page 16: "Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades."</p>	<p>Page 14: "Predominately masonry or stone facades." Page 20: "New developments should utilize complementary architectural features and materials." Page 24: "B.3 Building Materials and Color, Intent The use of quality building materials for new development reinforces the image and character of the Downtown. Particularly on the ground floor of buildings, quality building materials convey a sense of richness to the pedestrian environment. Guidelines B.3.1 Materials and color should relate to historic precedents in the Downtown, such as the warm colors of rhyolite and brick, and the color used for the light fixtures of the public improvements on Wilcox and Perry Streets." "B.3.3 Quality materials promote a sense of permanence and are encouraged. Building materials and texture on the ground floor add to the pedestrian experience and quality finish materials should be used. Compatible materials should be used on all sides of a building." "B.3.4 Within a development, the materials, texture and color of materials of the individual storefronts should be varied." Page 25: "B.4.4. Canopies can be either metal or glass and can be located at the major entries to a building or over windows."</p>	<p>Page 31:"ID-8.1: Strong and compatible architectural character with new development and redevelopment projects. Require strong architectural requirements. Use design guidelines in addition to codes, as amended and adopted by Town Council from time to time, for all new or renovation projects. Require new development to take architectural compatibility into consideration when designing or redeveloping properties." Page 40: "RG-5.1: SCALE AND CHARACTER Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions."</p>	<p>Page 37: "If possible, new construction should employ materials similar to the traditional stone, brick, or wood." Page 45: "Horizontal lap or shiplap siding with 4 inch visible surface." "Muted colors. White paint on large surfaces and rhyolite or period shades of trim."</p>		<p>Page 17: "Emphasize human-scaled architecture, which incorporates interesting detail and quality building materials such as stone and/or masonry facades."</p>

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MISCELLANEOUS								
Uses	<p>17.42.040 - "Permitted uses. The uses permitted in the DOD are outlined in Section 17.28.030. These permitted uses shall be allowed on all properties within the DOD in addition to the permitted and accessory uses allowed in the underlying Zoning District." (See Appendix A to this Exhibit.) 17.42.050 - "Prohibited uses. The following uses are not permitted in the DOD even if permitted in the underlying Zoning District: A.Freestanding radio, television and cell antenna towers. (Such facilities may be incorporated into the design of a building if approved by the Board.)B.Towing services, trash removal operations, wrecked, junked or abandoned vehicle storage or similar uses.C.Vehicle, RV, boat and equipment sales and leasing.D.Automobile body shop/Vehicle, RV, boat and equipment service.E.No new single-family residential construction is permitted. Existing single-family detached homes are classified as legal nonconforming uses. Structures that were originally constructed as single-family residential units may convert back to single-family residential use.F.Outdoor storage of merchandise as defined in Section 17.52.150.G.Uses that involve hazardous processes or emit noxious noise, odors, fumes, or particulates."</p>	<p>Page 1: "Downtown Castle Rock becomes the Main Street of Douglas County, combining a sampling of new urban elements, such as fine dining, unique shops and places to live, with our connections to a Western past, including historic buildings, traditional businesses and an overall relaxed pace." "To become a stronger destination for Castle Rock residents, the Plan encourages small-scale mixed-use investment - one-of-a-kind shops, small businesses and new residences." Page 6: "Initiatives are suggested to help retain existing and recruit new retail, restaurants, office and housing to the Downtown, with a focus on expanding employment opportunities." Page 19: "The business mix in North Downtown should primarily focus on office and commercial uses, with business-serving retail and restaurants providing services to tenants. Types of uses, which will thrive here, include: ■ Small and mid-sized office tenants ■ Retail offerings, which are different from the local focus of the Downtown core, potentially focusing on popular sandwich chains for quick lunches and retail that supports office needs ■ Personal service businesses ■ Mixed-use buildings that could include office and/or residential over retail" Page 22: "The Downtown Core should provide a mix of town-scale urban uses, ensuring a vibrant, attractive streetscape with pleasant pedestrian experiences and attractive buildings that are respectful of Castle Rock's history." Page 23: "The business mix in North Downtown should primarily focus on office and commercial uses, with business-serving retail and restaurants providing services to tenants." " Page 29: "Create mixed-use development along Wilcox, including some ground level commercial uses such as a restaurant or coffee shop in the Civic Center Complex." Page 29&30: "Emerging Residential Live/Work Neighborhood: The opportunity to create residential in South Downtown is exceptional. Live/work studios would suit the area well and provide unique entrepreneurial opportunities. Housing would also provide the opportunity to cultivate a pedestrian-oriented work environment and close proximity to a number of key amenities, including: ■ The retail, dining and entertainment hub in the Downtown Core • Downtown anchors, including the Library, Town and County government complexes • A unique urban recreational area Neighborhood Serving Retail: Retail should not compete, but should complement the core by providing needed amenities for a growing resident base."</p>	<p>Page 14: "These retail blocks, sometimes with offices or apartments on the upper floors, have given the Downtown its identity." Page 15: "Promote mixed-use development with ground floor retail and office or residential uses on the upper stories;" Page 16: "Ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible."</p>	<p>Page 28: "ID-5.2: TOWN FACILITIES Locate new Town facilities within Downtown Castle Rock to the extent feasible to promote ease of coordination between Town and County facilities and efficient access to Town services." Page 36: "RG-3.2: MIXED-USE CENTERS Encourage the distribution of a full range of retail, service, and office uses throughout the Town. Preference should be given to mixed-use development within the Downtown Overlay District. These may include convenience, neighborhood, community and regional commercial centers and housing to satisfy the needs of people who live and work in Castle Rock, as well as travelers and visitors.." Page 38: "RG-3.3: MIX OF HOUSING OPTIONS Encourage a variety of housing options to provide a balanced mix of single family detached, single family attached and multifamily units with an increase in density within the Downtown Overlay District or in the Interchange Overlay Districts." Page 40:"RG-6.1: INTEGRATION WITH EXISTING CHARACTER Honor Castle Rock's multitude of existing historic structures and historic street grid pattern while introducing new infill projects that offer retail, office, residential, and civic uses that promote current design elements. The mixture of uses will encourage continued vitality in the Downtown core." Page 61: EC-3.1: DOWNTOWN VITALITY "Nurture local businesses and foster 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." " EC-3.2: DOWNTOWN HOUSING Strongly support the incorporation of additional housing options in Downtown Castle Rock, consistent with the Downtown Plan of Development, to ensure a mixed use environment. Promote development activity that encourages 365-day, around-the-clock activity, supports Downtown businesses, and promotes the perception of Downtown as a vibrant and inviting urban neighborhood."</p>				<p>Page 3: "Downtown Castle Rock becomes the Main Street of Douglas County, combining a sampling of new urban elements, such as fine dining, unique shops and places to live, with our connections to a Western past, including historic buildings, traditional businesses and an overall relaxed pace." "To become a stronger destination for Castle Rock residents, the Plan encourages small-scale mixed-use investment - one-of-a-kind shops, small businesses and new residences." Page 11: "More locally-owned and unique businesses would help Downtown's overall business mix." "Improvements that would increase visitation include more restaurants, better information on what exists, special events and unique, one-of-a-kind shops." Page 12: "In the short-term, Downtown Castle Rock can and should fortify its position in the restaurant, personal service and unique specialty retail niches. There also appears to be a strong opportunity to capture small businesses to locate and incubate in the Downtown." "Longer term, and after a stronger critical mass of dining, entertainment and specialty retail uses have been achieved, a stronger demand of housing will emerge. Housing typed should include urban prototypes such as loft-style and live/work products." Page 15: "Urban Elements: By emphasizing appropriate development and by focusing on a diverse mix of office, retail, restaurant and nightlife uses which cater to many markets, Downtown Castle Rock has the ability to offer a "taste" of urbanity while maintaining an architectural scale that respects Castle Rock's historic past and ensures comfortable growth for the future." "Local Flavor: Downtown Castle Rock should respect and maintain its small-town appeal by supporting a diverse array of unique local businesses. Research supports the development of small neighborhood-supporting retail as well as growth opportunities for office, restaurants and nightlife." Page 36: "Small, one-of-kind independent businesses are viewed as the backbone to additional retail and restaurants. Small businesses could also fill an immediate market opportunity to lure professional businesses to existing and new office space. The goal of attracting more professional offices is to capitalize on an opportunity to be a lifestyle choice for small businesses, including home-based businesses that may want to be downtown. It is also a location option for commuter-weary businesses and employees. 90% of Castle Rock workers commute to their jobs and surveys find that more than 60% would prefer to work closer to home. Building new residences is also a top priority for downtown's overall economic development. The demand for residences is anticipated to grow as downtown captures more specialty retailers and restaurants. Plus, downtown is blessed with excellent access to regional trail and open space systems. Over the 20-year period framed by this plan, new residential concepts for downtown are envisioned, including live/work and loft style units."</p>

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Investment		<p>Page 1: "The Master Plan lays out a development framework and set of tools and strategies that rely on incremental, step-by-step investment by both the public and private sectors." "The Master Plan is different from past efforts because it provides a mechanism for getting things done. A new Downtown Development Authority is proposed, a self-sustaining champion that can create and leverage the resources and partnerships necessary to implement investments outlined in the plan." Page 7: "To lead and help finance implementation of the Master Plan, the creation of a Downtown Development Authority (DDA), with its ability to capture and re-invest in Downtown using Tax Increment Financing (TIF) is the recommended organizational and finance strategy. The DDA would be a sustainable champion to advance Downtown improvement efforts for the long term, plus can offer financing tools that could leverage other civic resources. In the future other organizational and finance tools may be added, such as a Business Improvement District" Page 34: "Investment in a comprehensive wayfinding and directional signage system to help encourage local tourism in Downtown Castle Rock could include: • Along 1-25 and all major access roads. • Gateways at entries to Downtown (see recommendation E2). • Directional signs to major attractions (i.e. Civic Center, Library, etc.) • Directional signs to public parking structures and lots • Pedestrian directories" Page 42: "Parking is the most valuable catalytic investment that can be made to stimulate growth in Downtown Castle Rock. It is essential to provide an adequate supply of parking in order to support an active mix of uses. This can be achieved via both the creation of new parking facilities to serve increasing demand, as well as through better management of existing parking supply." Page 44: "Work with the local banking community to talk about direct investment strategies to encourage the development of unique restaurants and retail in Downtown."</p>	<p>Page 15: "Conserve the sense of the past and the distinct downtown character while encouraging the continued growth of vital business district."</p>	<p>Page 26:"ID-1.2: DOWNTOWN Foster ongoing historic preservation and revitalization efforts and investment in Downtown Castle Rock, reinforcing its role as a central gathering place for the community and a major character-defining feature for the Town." Page 30:"Continue to support public and private investment / reinvestment in Downtown Castle Rock through implementation of the Downtown Plan of Development. Create potential programs, initiatives and provide incentives to support and enhance the role art plays in Castle Rock's identity — both as a place to live and as a tourism destination." Page 44: "Principle RG-5: ... Identify existing areas for potential redevelopment and reuse programs using the Urban Renewal Authority and Downtown Development Authority Programs." Page 61: "EC-3.3: PUBLIC/PRIVATE PARTNERSHIPS Seek opportunities for public/private partnerships to encourage ongoing Downtown revitalization efforts." Page 63: "Principle EC-3: A vibrant Downtown that enriches Castle Rock's sense of community Target investments in Downtown Castle Rock to support the implementation of the Downtown Plan of Development. Promote awareness of available development incentives within the Downtown. Use Tax Increment Finance (TIF) as a tool for Downtown improvements, as appropriate. Pursue grant funding to develop strategies to address parking needs, way-finding signage and pedestrian and bicycle connections to facilitate Downtown events."</p>			<p>Page 3 : "The Plan of Development lays out a development framework and set of tools and strategies that rely on incremental, step-by-step investment by both the public and private sectors." Page 9: "For the plan to be successful, economic development efforts and strategies must be reinforced and must continue throughout the entire Downtown twenty-year planning horizon." Page 10: "• Economic Development Strategies: Initiatives are suggested to encourage development and provide certainty for investors, including revisions to zoning, preservation and design guidelines. • Regulatory Reforms: Regulatory changes are suggested to encourage development and provide certainty for investors, including revisions to zoning, preservation and design guidelines." "Organizational and Financing Strategies The Downtown Development Authority (DDA) will help finance and implement the Plan of Development to prevent the further deterioration of the plan of development area. The DDA may use Tax Increment Financing (TIF) to re-invest in Downtown, as well as revenues generated by a voter-approved ad valorem property tax within the district. In the future other organizational and finance tools may be added, such as a Business Improvement District." Page 13: "Identify catalytic investment opportunities and develop a regulatory environment to support them." Page 14: "Strategically and specifically plan for public investment in infrastructure needs, in order to leverage private development." Page 29: "Investment in a comprehensive wayfinding and directional signage system to help encourage local tourism in Downtown Castle Rock could include: • Along 1-25 and all major access roads. • Gateways at entries to Downtown (see recommendation E2). • Directional signs to major attractions (i.e. Civic Center, Library, etc.) • Directional signs to public parking structures and lots • Pedestrian directories" Page 36: "Parking is the most valuable catalytic investment that can be made to stimulate growth in Downtown Castle Rock. It is essential to provide an adequate supply of parking in order to support an active mix of use. This can be achieved via both the creation of new parking facilities to serve increasing demand, as well as through better management of existing parking supply."</p>

Attachment F: Code Comparison to Guiding Documents Matrix

Standard	Code:	Recommending Guiding Documents					
	Downtown Overlay District	Downtown Castle Rock Master Plan	Castle Rock Design	2030 Comprehensive Master Plan	Castle Rock Style	Historic Preservation Plan	Downtown Castle Rock Plan of Development
Gathering Places, Special Events		<p>Page 6: "Fulfilling the broader community's need for a central gathering place, a permanent events venue on 2nd Street is envisioned with the opportunity to expand special events into the core of Downtown along 4th Street." Page 23: "The Downtown Core should be the hub for all community-wide events. We recommend a focus on two primary areas that could be developed specifically as event venues: Fourth Street from Perry Street to Jerry Street, and Second Street from Perry Street to Wilcox Street including the newly renovate Festival Park. Removable bollards could serve to easily block off these streets for special event use while allowing for normal use at all other times. There is also the potential of an additional Civic Plaza, connected to the expanded Civic campus, which would be the center for ceremonial and political events." Page 24: "Provide the central gathering place or places for the community. Create event spaces such as the newly completed Festival Park. Special pavement treatment could be used to distinguish these streets as gathering places." Page 28: "Two of the most unique features of South Downtown are the historic waterways of Sellars Gulch and Plum Creek. In fact, the confluence of these waterways is located just to the south of the Douglas County Administration Facility. These unique natural elements provide tremendous opportunities to develop usable urban open space while providing unique views of both the mountains and the Rock. Redeveloping these areas to encourage public access and enjoyment should be a priority of the plan." Page 29: "Create intimate public parks and plazas near Civic Center, which serve as connections between civic uses and surrounding neighborhoods." Page 30: "Develop an amphitheatre in the park on the corner of Perry and Second Street by Town Hall."</p>	<p>Page 23: "B.2.8 Setbacks and patio areas to allow for outdoor dining and seating areas are encouraged."</p>	<p>Page 26:"ID-1.2: DOWNTOWN Foster ongoing historic preservation and revitalization efforts and investment in Downtown Castle Rock, reinforcing its role as a central gathering place for the community and a major character-defining feature for the Town." Page 27: "ID-3.1: EVENTS AND ACTIVITIES Continue to work with the Downtown Alliance, Castle Rock Chamber of Commerce and Visitor's Center, Douglas County, and other partners on a variety of community-oriented events and activities that appeal to Castle Rock residents and visitors of all ages. Place a particular emphasis on events that celebrate Castle Rock's cultural heritage, reinforce the community's small-town character and promote economic vitality." Page 30: "Principle ID-3: Continued tradition of local community events, including art, cultural and entertainment opportunities. Develop plans to address parking needs, way-finding signage and pedestrian and bicycle connections to facilitate Downtown events. Increase events focusing on the Downtown area that celebrate the history and heritage of the Town."</p>			<p>Page 5: "More than a nostalgic connection to the past, the future of Downtown is inextricably connected to the vitality of the entire community - Downtown is the one place that can be Castle Rock's hub, the historic County Seat, its central gathering place, and an embodiment of its unique civic identity as the center of both Town and County activity." Page 9: "Gathering Places and Special Events: Fulfilling the broader community's need for a central gathering place, a permanent events venue on 2nd Street is envisioned with the opportunity to expand special events into the core of Downtown along 4th Street." Page 12: "The community survey and stakeholder interviews suggest that much of Castle Rock's residents desire a taste of urbanity, an authentic gathering place that can connect the disparate subdivisions that sprawl from the core. Success in existing special events, including the Farmer's Market, ArtFest and County Fair, provide additional evidence that the community seeks a means for interaction and identity." Page 13:"Special events could be particularly effective in Castle Rock to fortify a sense of civic identity and attract in-place markets to the Downtown." Page 14: "Vision: Downtown Castle Rock Should be the Main Street of Douglas County, providing the region with an authentic Western Downtown experience and a central gathering place, which unites neighborhoods, families and individuals. Castle Rock can achieve this vision for Downtown through a welcoming environment, which combines a sampling of urban elements with distinct local flavor and provides a variety of amenities." "Gathering Place: Downtown Castle Rock has the opportunity to create a true community core, which can serve to connect the disparate subdivisions and small communities in Douglas County and serve as a family-friendly place to gather for community events. The physical creation of a well located Cultural Arts Center, and a town square and gathering place would serve as key traffic generators." Page 21:"The Downtown Core is the heart of Downtown, serving as Main Street of both Castle Rock and all of Douglas County. It is the district which reflects the history of the town and serves as a central gathering place where the locals can connect and visitors can embrace the local flavor of Castle Rock through a variety of unique offerings and amenities." The Downtown Core is also Castle Rock's active entertainment district serving as the hub for unique retail and restaurant experiences, vibrant nightlife opportunities and as the primary venue hosting periodic special events and festivals." Page 22: "The Downtown Core provides opportunities for connecting and engagement through community events and well-thought-out gathering spaces as well as through unique locally owned retail, restaurant and nightlife offerings." Page 24: "Provide the central gathering place or places for the community. Create event space such as the newly completed Festival Park. Special pavement treatment could be used to distinguish these streets as gathering places."</p>

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	Downtown Overlay District	Downtown Castle Rock Master Plan	Castle Rock Design	2030 Comprehensive Master Plan	Castle Rock Style	Historic Preservation Plan	Downtown Castle Rock Plan of Development
Gathering Places, Special Events (continued)							<p>Page 30-31: "Gathering Places and Special Events A. Create Central Gathering Places: Provide the central gathering place or places for the community by creating established spaces that are programmed with family-friendly programming (temporary or permanent) designed to attract residents of all ages to the community. B. Festival Park: This newly completed Downtown amenity supports the community goals of green space and spontaneous performance space. A small, informal amphitheater provides the opportunity for musical and theatrical events. The creative use of xeriscape planting and cutting-edge watering systems provides an educational opportunity for the community. Future events could be developed for this space, in addition to the existing Downtown programming such as the outdoor movies and October Fest. The park also functions independently and as an oasis of green for the contiguous 2nd street event space. C. Second Street Event Space: Already established as an event space, the area on Second Street between Perry and Wilcox Streets could also be improved as a temporary-use event space. This could be achieved by adding removable bollards which would allow for the temporary closure of the streets during off-peak hours...The newly developed Festival park area provides the perfect overflow space. D. Fourth Street Event Space: On Fourth Street between Perry and Jerry Streets. Explore using removable bollards that would serve to safely block off this event area when needed but would allow open use as a roadway at all other times. Unique lighting and special pavement treatments could also distinguish this street as event space. Events here would likely be more commercial in nature and support the goals of the Downtown merchants, such as expanded sidewalk sale activities. E. Courthouse Square: This historic center of town will remain an oasis for the historic core. This area's uses include informal gatherings and quiet places to sit during the day." " G. Civic Campus Gathering Space: An additional gathering place is proposed as part of the Civic Campus development. This space is envisioned as the ceremonial and political heart of the Community including direct connection to the Festival Park and 2nd street event areas."</p>

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Streets		<p>Page 5: "There will be the opportunity to expand the street grid and create a new mixed-use neighborhood with housing connected to an intricate open space and trail system."</p> <p>Page 6: "Expanding the Downtown area south of Sellars Gulch will offer the future opportunity to introduce the town's traditional street grid and creating an environment to accommodate a new mixed-use neighborhood." Page 19: "Consider bulb-outs at intersections to reduce pedestrian crossing distances"</p> <p>"Consider other traffic calming measures where applicable such as limited use roundabouts." "Narrower drive lanes and turning lanes (or replace turn lanes with landscaped medians). Introduce uniform parallel parking lanes on both sides of the street."</p> <p>Page 22: "Replace diagonal street parking, on the named streets, with parallel parking, supported by parking garages" Page 24: "Traffic calming is needed to make the Downtown Core a true pedestrian area, particularly on Wilcox and Perry Streets. This can be achieved through the use of such traffic calming devices as bulb-outs and roundabouts." Page 28: South Downtown "Opportunities to create a more well defined street grid and infrastructure would introduce a sense of walkability and an inviting street environment." "Re-introduce the street grid to create a walkable neighborhood and provide east/west and north/south connections"</p> <p>"Pedestrian zone separated from travel lanes with on-street parking and landscape zone"</p> <p>"Create narrower traffic lanes" Page 30: "Provide a street-grid through between the open space along Plum Creek west of Wilcox and Perry that would create a set of small blocks and a walkable network of paths."</p>	<p>Page 17: "The creation of a comfortable street zone has a balance maintained between parked cars and pedestrians."</p> <p>Page 20: "Another goal is the creation of pedestrian-friendly streets with design elements such as display windows, awnings, canopies, seating, and extending interior uses, such as dining, into the sidewalk area."</p>				<p>Page 8: "There will be the opportunity to expand the street grid and create a new mixed-use neighborhood with housing connected to an intricate open space and trail system." Page 9: "Expanded Street Grid in South Downtown: Expanding the Downtown area south of Sellars Gulch will offer the future opportunity to introduce the town's traditional street grid and creating an environment to accommodate a new mixed-use neighborhood." Page 19: North Downtown "</p> <ul style="list-style-type: none"> Consider bulb-outs at intersections to reduce pedestrian crossing distances. Consider other traffic calming measures where applicable such as limited use of roundabouts. Narrower drive lanes and turning lanes (or replace turning lane with landscaped median). Introduce uniform parallel parking lanes on both sides of street." <p>Page 22: "Replace diagonal street parking, on the names streets, with parallel parking, supported by parking garages" "</p> <ul style="list-style-type: none"> Create two new festival streets on Second between Perry and Wilcox and along Fourth Street between Perry and N. Jerry Street Install decorative light strings that designate important Downtown streets. Create intimate pocket parks, public spaces that offer relief from the urban environment." <p>Page 23: Downtown Core: "Traffic calming is needed to make the Downtown Core a true pedestrian area, particularly on Wilcox and Perry Streets. This can be achieved through the use of such traffic calming devices as bulb-outs and roundabouts."</p> <p>Page 25: South Downtown: "Opportunities to create a more well-defined street grid and infrastructure would introduce a sense of walkability and an inviting street environment." "Re-introduce the street grid to create a walkable neighborhood and provide east/west and north/south connections" "</p> <ul style="list-style-type: none"> Pedestrian zone separated from travel lanes with on-street parking and landscape zone Create narrower traffic lanes" <p>Page 26: "Provide as many linkages (north / south and east / west) through the Civic Center as feasible to create connections between Sellars Gulch trail, Perry Street, Wilcox Street and Plum Creek open space. This will ensure multiple access points and rout choices connecting surrounding neighborhoods and open space system to the Civic Center further promoting a walkable neighborhood."</p>

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OTHER DOCUMENT CROSS-REFERENCE								
References Downtown Castle Rock Plan of Development				<p>Page 16: "Bring together a series of community-development related policy documents including...Downtown Plan of Development" Page 22: "The Town invested in planning for growth through adoption of ... Downtown Plan of Development"</p> <p>"The Town invested millions of dollars to expand Festival Park, consistent with the Council-approved Downtown Plan of Development" Page 30: "Continue to support public and private investment / reinvestment in Downtown Castle Rock through implementation of the Downtown Plan of Development." Page 63: "Target investments in Downtown Castle Rock to support the implementation of the Downtown Plan of Development."</p>				
References Downtown Master Plan	<p>17.42.080.B "B. All project design should be based on the Castle Rock Design (see Resolution No. 2003-64) and the Downtown Master Plan (see Resolution No. 2008-38)." 17.42.100.B "B. Upon a written finding that, by reason of exceptional shape or topography of a lot or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of the property from a strict enforcement of this Chapter, or an effort to achieve the overall vision and goals of the Downtown Master Plan and/or the Historic Preservation Plan"</p>						<p>Page 5: "Armed with these strong statements of direction and support for Downtown Castle Rock, in 2008, the Board of Directors of the Castle Rock Downtown Development Authority adopted this Plan of Development based on the Downtown Castle Rock Master Plan and the 2020 Comprehensive Vision."</p> <p>Page 8: "To achieve the community's vision for Downtown, the Plan of Development and the Downtown Master Plan establishes a framework that provides suggested uses, urban design guidelines and improvements for the three primary commercial character districts in downtown and provides vision and direction of the other two districts within the DDA's borders, including the south Wilcox Plum Creek Commercial center and the Douglas County Fairgrounds facilities."</p>	

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References Castle Rock Design	17.42.080.B "B. All project design should be based on the Castle Rock Design (see Resolution No. 2003-64) and the Downtown Master Plan (see Resolution No. 2008-38)."					<p>Page 13: "The current thought is that Castle Rock Design, the Town's design guideline book, will be updated to include the various standards that are developed. However, it may be more appropriate to incorporate the standards in an overall downtown zoning plan that will be developed in conjunction with the Downtown Plan." Page 64 "The town adopted comprehensive design guidelines in 2002 with Castle Rock Design. A similar design guideline book, Castle Rock Style, focuses on historic buildings. New construction that is designed in accordance with the guidelines will complement the historic character of the Downtown area, however guidelines are voluntary in nature."</p>	<p>Page 39-40: "Downtown Design Guidelines: Downtown Castle Rock has design guidelines oriented to historic preservation and compatible infill development. To create more consistency in design and to protect the integrity of Castle Rock's historic buildings, we recommend that the design guidelines be enforced as part of a mandatory design review process in Downtown Castle Rock. Design review should apply both to building design as well as new signage. A hierarchy of scrutiny may be considered: • The highest level of scrutiny employing full compliance with Design Guidelines for buildings that are designated as contributing to the Downtown historic district and any new development within the historic district. • A lower level of scrutiny, perhaps focusing on the aesthetic quality and compatibility of paint, awnings and signage for non-contributing buildings and locations outside of the historic district. If the Design Guidelines become enforceable through Town ordinance, the Design Review Committee should be a joint effort of the Town and the organizational entity representing Downtown, with specific skill sets sought for designated seats (i.e. architect, developer, real estate professional, etc.)."</p>
References Castle Rock Style			<p>Page 20: "The goal is to develop new buildings that respect the past but also allow for individual buildings and businesses to present their unique image. Applicants should refer to Castle Rock Style for information on historic commercial architecture."</p>			<p>Page 64: "The town adopted comprehensive design guidelines in 2002 with Castle Rock Design. A similar design guideline book, Castle Rock Style, focuses on historic buildings. New construction that is designed in accordance with the guidelines will complement the historic character of the Downtown area, however guidelines are voluntary in nature."</p>	
References 2020/2030 Comprehensive Plan & Vision	<p>17.38 "1. Generally conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density."</p>	<p>Page 2: "In 2002 the town of Castle Rock commissioned the 2020 Comprehensive Master Plan. This plan identified the four cornerstones for the Castle Rock community: ■ To preserve Castle Rock's historic buildings and small-town atmosphere. ■ To ensure the Town is carefully planned to accommodate the needs of existing and future residents while preserving and protecting Castle Rock's Town identity and quality of life. ■ To ensure that all necessary community services are provided to support the public interest and well being of all Castle Rock residents and businesses. ■ To promote economic self-sufficiency and long-term stability of the local economy to provide residents with a broad range of"</p>	<p>Page 36: "The guidelines in this document are, in part, derived from the following section of the 2020 Comprehensive Master Plan."</p>				<p>Page 5: "Armed with these strong statements of direction and support for Downtown Castle Rock, in 2008, the Board of Directors of the Castle Rock Downtown Development Authority adopted this Plan of Development based on the Downtown Castle Rock Master Plan and the 2020 Comprehensive Vision."</p>