

DISCUSSION/DIRECTION

# DOWNTOWN DEVELOPMENT GUIDING DOCUMENTS & CODES

TOWN COUNCIL MEETING  
APRIL 6, 2021



# OVERVIEW

- Eight planning documents for Downtown
- Some are Town-wide in scope, some specifically to Downtown
- Generally complementary to each other
- Varying scope
  - Style and Design
  - Historic Preservation
  - Mobility and Parking
  - Master & Comprehensive Planning
- Town Code specifically references some documents for consultation



# DOWNTOWN PLANNING TIMELINE

## Early documents

- 1990-1996  
• Downtown Urban Development Plan (1990)
- Downtown Design Guidelines (1990, 1992, 1994)
- First Historic Regulations (1994)
- Castle Rock Style, History of Town Architecture (1996)

2003

## Town-wide design guidelines

- Castle Rock Design (2003), with specific guidelines for Downtown

2006-2008

## Master Planning

- Downtown Advisory Commission (2006)
- Historic Preservation Plan (2007)
- Downtown Master Plan (2008)
- Downtown Development Authority (2008)

2008-2010

## Downtown Plan Implementation

- DDA Downtown Plan of Development (2008, 2015, 2017)
- Downtown Overlay District adopted in Town Code (2010, 2012, 2013, 2015, 2018)

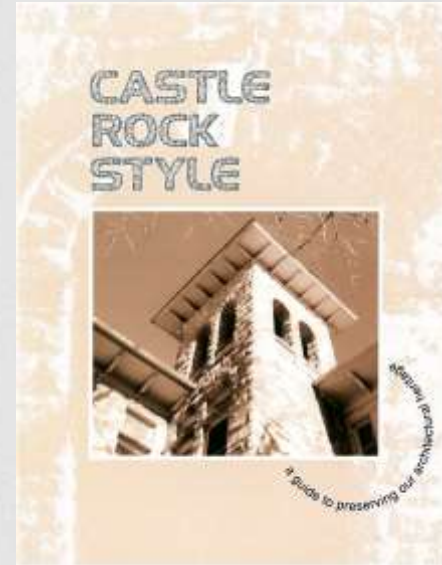
2017-2019

## Additional Planning

- Castle Rock 2030 Comprehensive Plan (2017)
- Downtown Parking Study (2017)
- Downtown Mobility Study (2019)

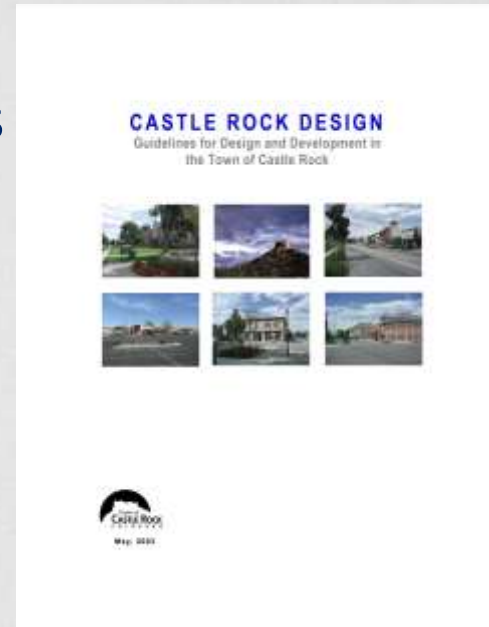
# CASTLE ROCK STYLE (1996)

- Intended to record Town's unique architectural style and methods of building construction
- Historically significant area bounded by
  - Rock Park - North
  - Plum Creek Pkwy - South
  - Gilbert St - East
  - I-25 - West
- Serves as a guide for new construction & alterations to historic structures, Craig & Gould required
- Standards for scale, setback, landscaping, architectural details, and common building elements
- Not updated since 1996, largely superseded by 2007 Historic Preservation Plan



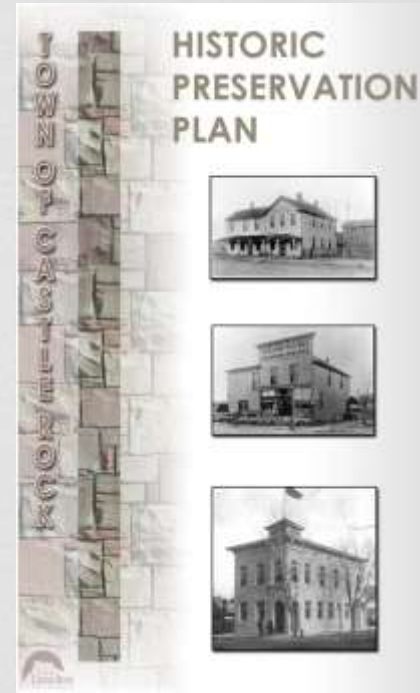
# CASTLE ROCK DESIGN (2003)

- Intended to guide development and is advisory in nature
- Balance quality elements in existing structures with design and use demands of contemporary buildings
- Should be consulted for new construction in Craig & Gould and Downtown Overlay District
- Downtown – new buildings should express architecture of current time, be clearly distinguishable, while encouraging growth of vital business district
- Guidelines for site design & layout, setbacks, edging, mass & scale, signage, awnings & canopies, lighting, and landscaping
- Not updated since 2003



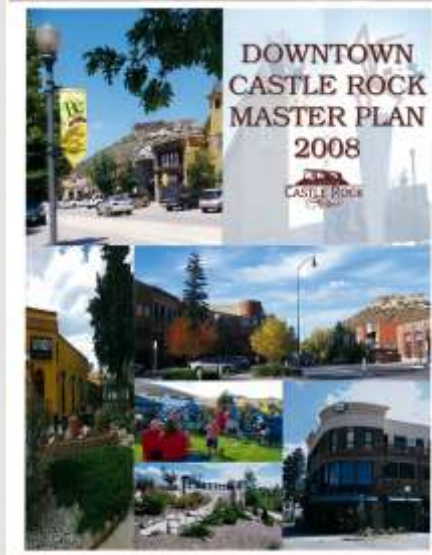
# HISTORIC PRESERVATION PLAN (2007)

- Intended to provide clarity in the Historic Preservation Process
- Policies on demolition, historic designation, historic documentation, and infill
- Propose conservation areas and/or historic district
- Introduced the F.R.E.S.H. design concept
- Town Code requires development in Craig & Gould to follow F.R.E.S.H. standards
- Does not set design standards, recommends CR Design be updated or incorporated into a future Downtown zoning ordinance
- Not updated since 2007



# DOWNTOWN MASTER PLAN (2008)

- Created a comprehensive vision and strategy for Downtown Development
- Framework includes:
  - Maintaining Castle Rock's character
  - Maintaining a pedestrian-oriented Downtown
  - Creating a "place" Downtown
- Outlines design features, infrastructure improvements, locations for parking lots/garages, suggested uses, and development challenges
- Should be consulted within the Downtown Overlay District
- Assigns highest level of design scrutiny to designated buildings contributing to the historic district, lesser level of design scrutiny to non-contributing buildings and those outside the historic district >



# DOWNTOWN MASTER PLAN (2008)<sub>continued</sub>

- Vision statement for Downtown:

*“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 thorough a welcoming environment that combines a sampling of urban elements with distinct local flavor and provides a variety of amenities.”*

- Guiding principles include:

- Protect and enhance historic character of Downtown
- Identify catalytic investment opportunities and create 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

# DOWNTOWN PLAN OF DEVELOPMENT (2008)

- Utilized by the DDA to guide their activities
- Language in this document largely mirrors the Downtown Master Plan
- No regulatory authority for development
- Not considered by staff when reviewing development Downtown
- Approved by Town Council in 2008, updated in 2015 and 2017

Downtown Castle Rock  
Plan of Development

2008

Amended in 2015 and 2017

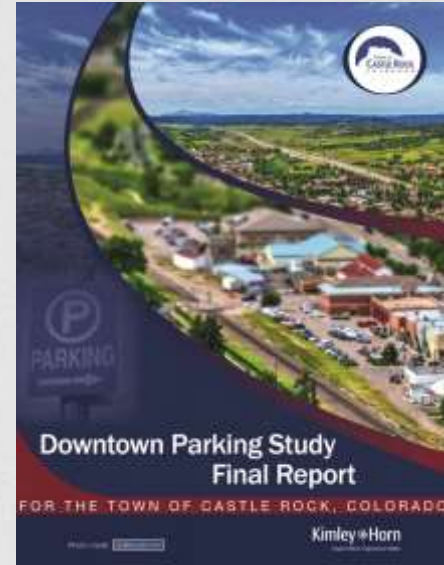
# 2030 COMPREHENSIVE MASTER PLAN (2017)

- Outlines the long term vision for the community through 2030
- Four Cornerstones:
  - Distinct Town Identity
  - Responsible Growth
  - Community Services
  - Thriving Economy
- Town-wide scope
- Downtown is mentioned regarding preservation, revitalization, investment, infill, ensuring a mix of moderately intensive residential, retail and office uses, and strongly supporting downtown housing options with 365-day, around-the-clock activity and vitality



# DOWNTOWN PARKING STUDY (2017)

- Intended to guide Downtown parking management
- Includes
  - Inventory of available parking
  - Existing management
  - Current parking demand
  - Future projected parking demand
  - Infrastructure improvements
  - Funding strategies
- Completed 2017



# DOWNTOWN MOBILITY MASTER PLAN (2019)

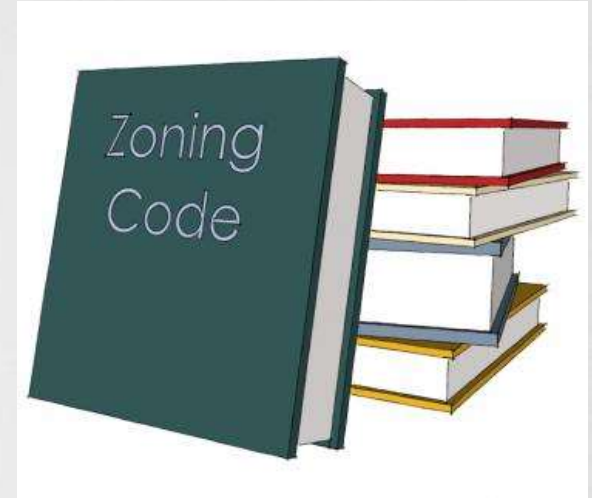
- Intended to create solutions to enhance mobility throughout Downtown
- Includes
  - Strategies for updating infrastructure
  - Distribution of parking and public transit
  - Curbside management
  - Future projected parking demand
  - Intersection improvements and roundabouts
  - Funding strategies
- Completed 2019



# CASTLE ROCK MUNICIPAL CODE

## Downtown Overlay District (2010)

- Regulates majority of development Downtown
- Allow additional use to underlying zones
  - Multi-Family Development
- Prohibits some uses
  - Self Storage, Towing and Auto Body
- Height allowances specific to Downtown
- Parking standards specific to Downtown
- Building setbacks specific to Downtown
- Establishes the Design Review Board and its powers and duties
- Updated in 2012, 2013, 2015, 2018



## Historic Preservation (1994)

- Regulates modification of landmarked properties
- Special processes for demolition of structures built prior to 1945
- Updated numerous times over the years, most recently in 2019

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# CONSISTENCIES

- Extensive involvement by various community and Downtown business owners or stakeholders
- Recognition of Downtown being historic heart of Castle Rock
- Commitment to preserve small town character and history
- Balance in development – historic with new mixed use buildings
- Recognition of property rights and individual interests, as well as market driven development
- Discussions of public private partnerships for projects and infrastructure
- Sense of place in Downtown

# INCONSISTENCIES

## Building Height

- “must be compatible in scale with the surrounding buildings”
- “balance this traditional lower scale (one and two stories) with consideration to establish a pattern for more efficient land use”
- “range from one story to 50-feet”
- “new buildings should respect existing building heights in order to protect important the view of the Rock”
- “limited to four stories, with a maximum height of 60 feet”

## Application

- “must be compatible in scale with the surrounding buildings”
- “These guidelines are intended to be advisory in nature. They are not mandatory Town regulations, but rather are intended to provide guidance to applicants in the design of projects and to the Town in evaluating matters contained within these guidelines.”

# RECOMMENDATION

Staff recommends Council direction to update the 2008 Downtown Master Plan, and incorporate related downtown design guidelines into one document to address:

- A variety of documents guide development throughout Downtown
- Documents complimentary but include varying and inconsistent language
- Staff reviews projects for conformance with the Code, technical design requirements, and then general conformance with guidelines



# DISCUSSION/ QUESTIONS?

## PROPOSED MOTION:

*"I move to direct staff to begin the process of updating the 2008 Downtown Castle Rock Master Plan and incorporating or updating any related design documents, as necessary, to provide consistency and clarity to the community."*