



Town of Castle Rock
Design Review Board Meeting
August 14, 2019



RIVERWALK

CASTLE ROCK

- 131 Leases Signed
- First Move-In's occurred on 4/1/19
- 57% Leased



**GREAT
DIVIDE**
BREWERY &
ROADHOUSE

tribe
at Riverwalk



AFFINITY
DENTAL ARTS



CRAFT
COWORKING

hollis + miller
architects®



ENCORE
CASTLE ROCK



North Wilcox – up to 6 to 8 stories

Downtown Core – up to 4 to 5 stories

South Downtown– up to 6 to 8 stories

Zoning regulations are designed to guide future development. They impose rules on how a particular property can be used and establish requirements such as building heights and setbacks.

In 2010, Castle Rock's **Downtown Overlay District Ordinance** was implemented to ensure high quality development. It also aimed at increasing the density and vibrancy in downtown Castle Rock. The Ordinance allows for buildings up to 8 stories in certain districts.

Study Existing Architecture
What is the history & style?



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What is the history & style?





“There is not one dominant architectural style, and this set of guidelines does not advocate any particular style.”

- Castle Rock Design

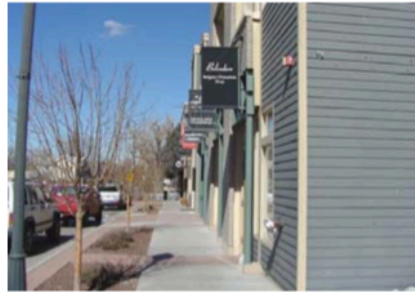


I. GUIDELINES FOR NEW BUILDINGS

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.

The primary goals for the design guidelines for new buildings are to:

- Develop an attractive street façade with storefronts scaled and oriented to pedestrians;
- Place buildings at the appropriate setback;
- Promote mixed-use development with ground floor retail and office or residential uses on the upper stories;
- Encourage a variety of architectural styles that are complementary to the historic precedents set in the Town. New developments should be compatible in form, height, building elements and materials with neighboring buildings;
- 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;
- Encourage buildings to have dual entryways, allowing patrons to enter from the street and the parking area at the side or rear of the building; and
- Locate signs in traditional signage locations on building façades.



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New development allows
Innovative elements to express
architecture of current times

This was the precedent before
Riverwalk for taller buildings in
downtown Castle Rock





Design Guidelines – Met 100%

- ✓ Attractive Façade with storefronts scaled and oriented for pedestrians
- ✓ Place Buildings at appropriate setback
- ✓ Promote Mixed-Use development with ground floor retail, office, and residential in upper stories
- ✓ Encourage continuous building street frontage
- ✓ Locate parking areas at rear of buildings
- ✓ Dual entryways
- ✓ Locate signs in traditional signage locations



Higher Quality Design Features

- Building Step Backs
- Brick Detailing
- High Quality Materials
- Balconies/Street Activation
- Four Sided Architecture





Project Highlights & Benefits

- **Parking Garage**
 - 308 public parking spaces
 - Accommodating community growth
- **New Civic Plaza**
- **Downtown Railroad Quiet Zone**
- **New Dog Park**
- **Vibrant & Inviting Downtown**
 - Approx. 29,000 SF Commercial
 - 124 For-Sale Condos

Before



Town Plaza

After



Before



Corner of
Wilcox & First

After



Before



Corner of
Wilcox & South

After



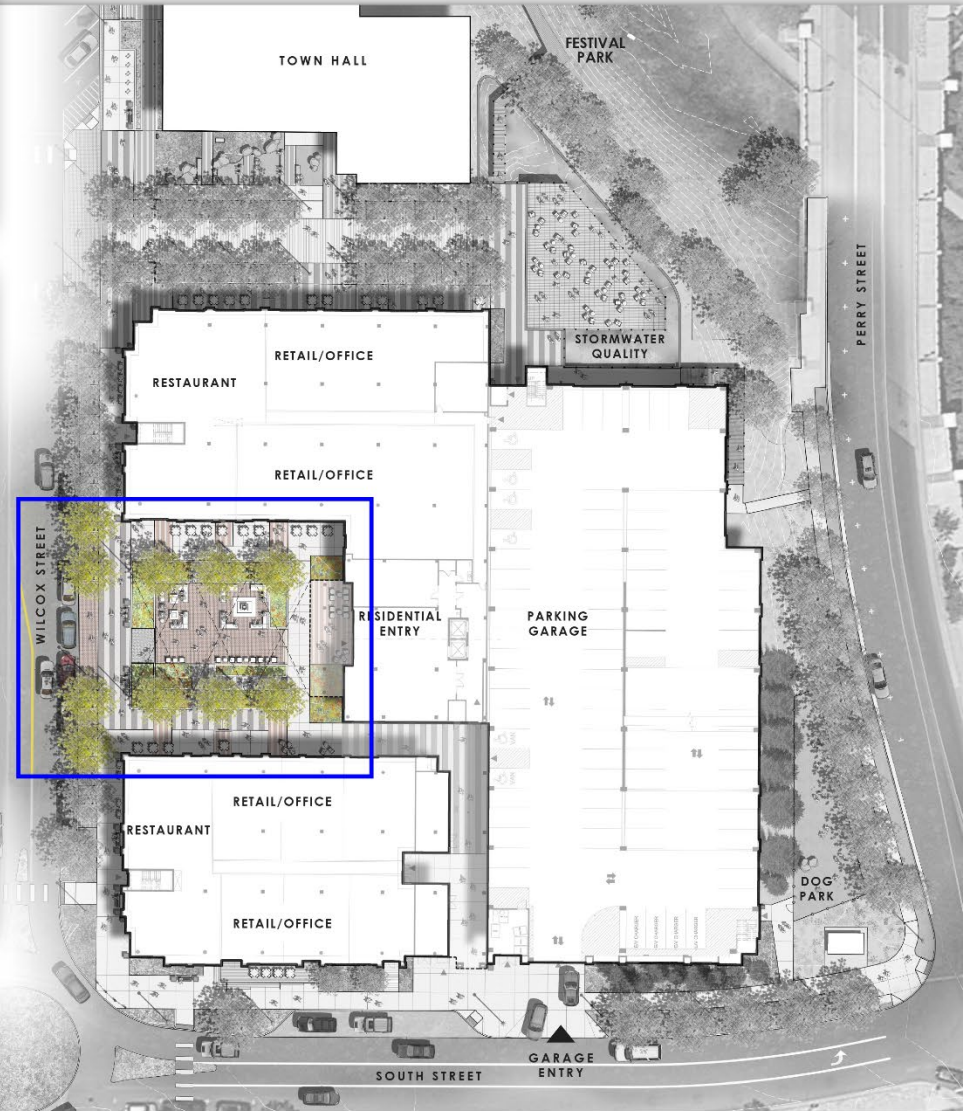
Project Site



Site Design – Town Hall Plaza



Site Design - Plaza



Building Design

- Timeless
- Quality



Pedestrian Oriented Ground Floor

- Commercial Uses
- Street Activation & Transparency



Mass & Scale

- Base
- Storefront Size & Spacing



Mass & Scale

- Base
- Storefront Size & Spacing
- Stepbacks



Materials & Colors

- Traditional Materials
- Complimentary Colors



Details

- Pedestrian Experience



Details

- Pedestrian Experience
- Prominent Elements





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