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District 5  
Town of Castle Rock

# PROPOSED ENCORE PROJECT CASTLE ROCK

July 2019

# CASTLE ROCK BUILDINGS





WILCOX ST.



# SIENA PLAZA







3RD ST.





# TOWN HALL





# POLICE STATION





# FIRE STATION 151





WHITE CONSTRUCTION BLDG



# EXAMPLE DESIGN REVIEW BOARD STATEMENTS ABOUT CASTLE ROCK DESIGN AND STYLE

## **Review and Approval Criteria**

The independent staff analysis following each criterion takes into account the representations made in the application and attachments submitted to date.

## **Development and Design Standards**

The following Downtown Overlay District development and design standards apply to this application:

### ***Castle Rock Design and Downtown Master Plan:***

All project design should be based on the Castle Rock Design and the Downtown Master Plan.

**Staff Analysis** – *Castle Rock Style* states, “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. . . . Design elements and features should be used that fit into neighboring context. . . . Facades in Downtown buildings should typically have recessed ground level entries and large glass display windows.” (p. 20) The *Downtown Master Plan* states that the Downtown Core District should restore facades to create attractive buildings that respect Castle Rock’s history (p. 22).

### **Crown Design:**

A building's crown design shall be reviewed by and is subject to approval of the Board based on 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.

**Staff Analysis** – The proposed façade has a clearly defined pedestrian/window level and crown, which is accented with signage, lighting, and an arch.

### **Window or Transparency Requirements:**

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 a lineal fashion. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length equal to 35 linear feet of total window or transparency area). The height of the glass or plexiglass must be a minimum height of five (5) feet.

**Staff Analysis** – The new façade will maintain existing window openings. In addition, adding a faux door window to the center of the façade increases the transparency. The proposed windows provide over 65% transparency.



## B. Building Design

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. New developments should utilize complementary architectural features and materials. Design elements and features should be used that fit into the neighboring context. These include building heights, architectural style, building form, the rhythm of building bays and openings, details, materials, textures, and color. 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.

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.

# CASTLE ROCK DESIGN GUIDELINES

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THESE SIMPLE AESTHETICS TYPIFY CASTLE ROCK



# DENVER BUILDINGS





AMLI Riverfront Park

**AMLI Riverfront Park**  
**1900 Little Raven Street**  
**Constructed: 2014**

Encore – from front on Wilcox



DOESN'T  
ENCORE  
STRONGLY  
RESEMBLE  
THIS  
DENVER  
BUILDING?





Line 28 at LoHi

**Line 28 at LoHi**  
**1560 Boulder Street**  
**Constructed: 2014**



Encore – facing north



**THIS ONE  
TOO?**





Solera

**Solera**  
**1956 Lawrence Street**  
**Constructed: 2011**



Encore – south side



DOESN'T  
ENCORE  
STRONGLY  
RESEMBLE  
THIS  
HOTEL  
IN  
DENVER?





Residence Inn

**Residence Inn Denver City Center**  
**1725 Champa Street**  
**Constructed: 2006**



Encore – Perry & South St.



AND THIS  
TOO?



IS CASTLE  
ROCK  
TRYING TO  
BE DENVER  
OR DO WE  
WANT TO  
CONTINUE  
BEING  
CASTLE  
ROCK?





# WE WANT TO CONTINUE BEING CASTLE ROCK!

BY HAVING THE TOWN ADD JUST A LITTLE MORE MONEY TO THE  
COP'S, WE CAN HAVE SMALL AESTHETIC DETAILS WHICH ARE  
COMPATIBLE WITH EXISTING DOWNTOWN BUILDINGS  
INCORPORATED INTO THE PROJECT

Residents asked for this according to our Community Survey

## Community Survey

What did respondents value most about downtown?

Historic architecture and small-town charm

Community gathering spaces – specifically Festival Park

Eclectic shops and entertainment

Ease of mobility and accessibility