



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Bill Detweiler, Director of Development Services
Community Design Award Team Members

Title: 2019 Design Award Program

Executive Summary

Each year the Town recognizes and rewards outstanding design and construction through the Design Award Program. We are seeking Town Council action on the list of nominees created by members of the Design Award Team and Town staff. The Planning Commission voted 5-0 to recommend Council accept the award nominations noted in the staff report.

Discussion

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

To promote diversity of interest in the award program, representatives from Town Boards and Commissions and the development community assisted staff with preparing and presenting nominations. Members of the Design Award Team for 2019 include:

- Stu Butler, Vice Chairman DDA and Downtown Business Owner
- Carlos Salinas, Historic Preservation Board Member
- Desiree LaFleur, Vice Chair Historic Preservation Board & Vice Chair Design Review Board
- Shaun Martin, Past HP Board Chair
- Tricia Riber, Business Development Account Manager with Black Hills Energy
- Bill Detweiler, Director, Development Services
- Tara Vargish, Assistant Director, Development Services
- Sharon Chavez, Development Services Senior Office Assistant

The Design Award Team met to review past award winners and spent time visiting properties throughout Town prior to creating a list of categories and nominees. Recognizing that a diversity of design exists within our community and that numerous buildings and sites deserve recognition, the team decided on the following award categories and identified potential nominees for consideration:

- 1. Craig and Gould**
 - 21 South Lewis Street
 - 206 South Lewis Street
- 2. Downtown Project**
 - Wild Blue Yonder
 - Town Hall expansion
- 3. Large Commercial**
 - Personal Warehouse
 - 3911 Ambrosia-mixed use building
- 4. Mobility/ Pedestrian Enhancement**
 - Crystal Valley Ranch Pedestrian Bridge
 - Wolfensberger Pedestrian Bridge
- 5. Neighborhood Project / Enhancement**
 - Crystal Valley Ranch Community Signage
 - Taft House
 - World Compass Academy
- 6. Public Facility**
 - Apex Charter School
 - Fire Station #152
- 7. Residential Design Innovation**
 - Adamo Homes
 - Richmond CityScapes
 - Richmond Townhomes

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

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

Design Team Recommendations

The high quality of nominations challenged the team to decide upon each category winner. After careful review, the Design Award Team recommends the following nominations be recipients of the 2019 Town of Castle Rock Design Award program.

o **Category #1: Craig and Gould**
21 South Lewis Street

The Craig and Gould neighborhood is the center of history and heritage in our community. It was the first subdivision of land in the 1800's and comprises of homes that represent a time of exploration and settlement in the western states. The variety of building types, scale, and architecture provide a diversity rarely seen in today's residential subdivisions.

The design team found building orientation and façade design represents creative thinking for new construction to protect character of the surrounding historic neighborhood. In addition, placement and design of accessory structures and proper use of outdoor space enhances the overall experience and assists with blending this residence with existing community character.

o **Category #2: Downtown Project**
Wild Blue Yonder

Creative upgrades to existing structures are very challenging given remodels are often more difficult than working with a blank canvas. The eclectic architectural nature of Downtown Castle Rock brings interest to visitors and, with an open mind and appropriate investment strategy, creates new and exciting opportunities to renovate existing structures. Located on the site of the Augustine Grill, the architect and construction team took advantage of existing building and outdoor space and added a transparent building addition that draws interest and orients patrons to outdoor spaces.

The design team found this project represents an outstanding example of adaptation using old and new architecture and reuse of existing indoor and outdoor space to create interest and attract visitors to downtown. The building sets the standard for future reuse of notable structures and provides an example how proper design and investment can lead to success.

o **Category #3: Large Commercial**
Personal Warehouse

The Personal Warehouse project is located in a highly visible location along the I-25 Frontage Road. The project provides options for light industrial land uses and includes workspace, indoor storage and high bay areas for commercial and personal use. The project was one of the first of its kind in Town and is highly successful.

The design team found the project architecture and façade treatment creates interest though use of a varying color palette and mix of uses. The combination provides a vibrant and active place for business and personal use and encourages such uses to locate in a common area rather than spread throughout the Town.

○ **Category #4: Mobility / Pedestrian Enhancement**
Wolfensberger Pedestrian Bridge

Transportation design impacts aesthetic values and community character. The pedestrian bridge located on Wolfensberger Road provides a safe and aesthetically pleasing connection between the Meadows Community and adjoining neighborhoods and P.S. Miller Park. The bridge incorporates stone and weathered metal to provide interest and attract attention along this highly traveled corridor.

The design team found the pedestrian bridge provides good use of native materials on bridge supports and provides a safe and pleasing crossing between two major parks on the west side of Town. The uniqueness and visibility of the bridge supports and metal structure attracts attention and is a landmark for those visiting Castle Rock.

○ **Category #5: Neighborhood Project / Enhancement**
Taft House

Castle Rock is a homebuilding community that offers a variety of residential housing options within master planned communities. Each community strives to create a sense of place so residents can walk or ride a bicycle instead of using cars to access services. The Taft House provides this service within a planned area for residents of the Meadows community to enjoy.

The design team found the Taft House provides a great community amenity through building design and use of creative pool features and a climbing wall for family enjoyment. The business is named after William Howard Taft, the 27th President of the United States. President Taft played a critical role in the history of Castle Rock, specifically the Meadows community. President Taft confirmed the sale of this land to George H. Stewart and on which The Taft House will reside. You will notice the Stewart name prominent in the neighborhood being built around The Taft House, appropriately named Stewart Park.

○ **Category #6: Public Facility**
Fire Station #152

Public Facilities are needed to ensure protection of the public health, safety, and welfare. Because such facilities are typically integrated into the community and are located in highly visible and easily accessed locations, it is important that the site and building character of the surrounding community is maintained.

The design team found Fire Station #152 exhibits interesting use of building materials, architectural design, and site details that help to incorporate the facility into the Crystal Valley Ranch community. The site provides easy access for emergency response equipment while maintaining a high profile.

o **Category #7: Residential Design**
Adamo Homes

Castle Rock provides a variety of housing options. Innovative design attracts investment in our master planned communities and the Adamo Homes project includes a unique architectural style by varying building width and height and use of architectural features and materials.

The design team found that Adamo Homes provides potential buyers with modern compact living through use of a variety of materials and movement in building elevation. The builder provides material options to fit individual taste while creating a sense of uniformity within the varied architectural style.

Proposed Motion

"I move to accept the 2019 Design Award nominations as recommended by the Design Award Team and Planning Commission. Further, I wish to acknowledge and congratulate all nominees listed in the staff report for contributing to the community character of Castle Rock."

If the motion passes, Council will present the Design Awards to the nominees.