

DISCUSSION/DIRECTION

DOWNTOWN: ALLOWABLE HEIGHTS & GUIDING DOCUMENTS

TOWN COUNCIL MEETING
MAY 4, 2021



DOWNTOWN BUILDING HEIGHT

Core District

- Limited to 4 stories, with a maximum height of 60 feet.
- Can request 1 additional floor with variance approval.

North and South Districts

- Limited to 6 stories, with no maximum height limitation.
- Can request up to 2 additional floors with variance approval.



BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

Zoning District

Downtown Overlay District - Core

Downtown Overlay District - N & S

Maximum Height

4 stories, 60 ft

6 stories, no max ft

UBSR/Variance Max.

+1 story

+2 stories

Planned Developments around Town

Castle Meadows IOPD

6 stories, 90 ft

Miller's Landing IOPD

6 stories, 90 ft

Meadows PD, Town Center & COI

60 ft

75 ft

Meadows PD, COI (for hospital use)

85 ft (80% of building)/105 ft (20%)

Metzler Ranch PD, commercial

per "B" zoning 35 ft 50 ft

Metzler Ranch PD, multi-family

3 stories, 40 ft

Milestone PD, integrated business

50 ft

72 ft

Promenade PD, business/commercial

50 ft

75 ft

Promenade PD, multi-family

60 ft

75 ft

BUILDING HEIGHT COMPARISON DOWNTOWN CORE



POSSIBLE OPTION

- Reduce building heights in the majority of the Downtown Core District to 35 feet
- Remove allowance to request an additional floor
- Provision for existing buildings over 35 feet to remain legal



COMMUNITY ENGAGEMENT

Staff recommends next steps to engage with Downtown property owners, stakeholders and the community on Downtown building heights and bring item back to Council for consideration.

DOWNTOWN GUIDING DOCUMENTS

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)
- DDA Downtown Plan of Development (2008, 2015, 2017)

2010

Downtown Plan Implementation

- 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)

DOWNTOWN QUESTIONS

1. Does Council want to make changes to the allowable building heights in Downtown? Focused on the Core, or all of Downtown?
2. Is Council satisfied that the 2008 Downtown Master Plan provides current vision and guidance for Castle Rock?
3. Does Council want to direct staff to engage a consultant to begin reviewing the Downtown Master Plan?
(multi-month, review density/traffic, likely lead to associated code updates)
4. Does Council want to clean up code sections to make it clear that the 2003 Castle Rock Design document does not govern the design, mass and scale of downtown?

COMMUNITY ENGAGEMENT

Staff recommends next steps to engage with Downtown property owners, stakeholders and the community on Downtown and bring item back to Council for consideration.



DISCUSSION/ QUESTIONS?

PROPOSED MOTION:

"I move to direct staff to engage in community outreach meetings regarding Downtown (specific to height, vision, master plan?) and to bring this item back to Council for consideration."

DISCUSSION/DIRECTION

DOWNTOWN DEVELOPMENT GUIDING DOCUMENTS & CODES

TOWN COUNCIL MEETING
APRIL 6, 2021

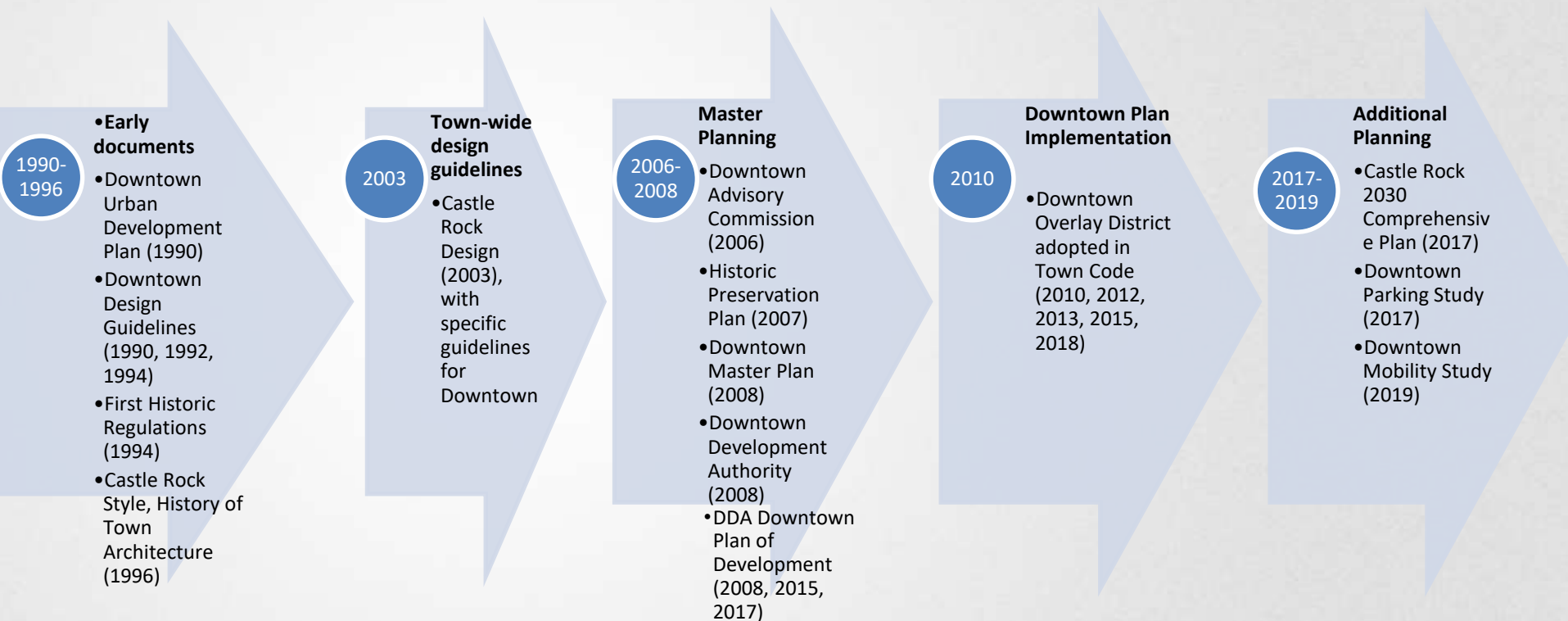


OVERVIEW

- 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

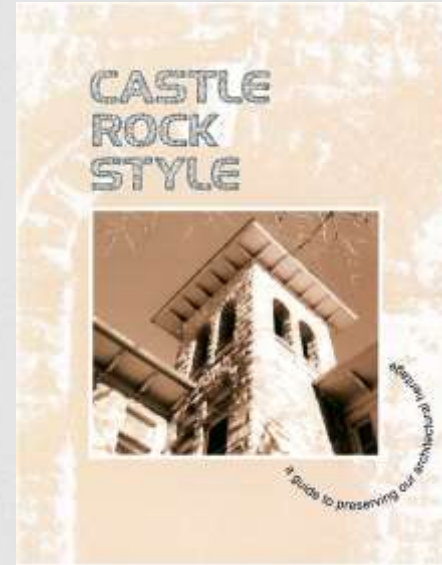


DOWNTOWN PLANNING TIMELINE



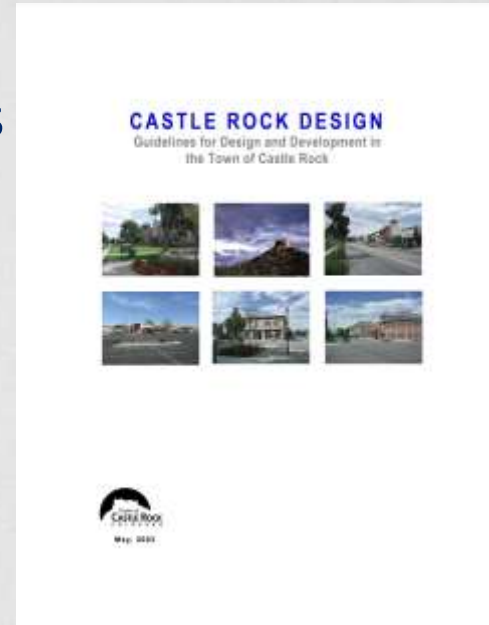
CASTLE ROCK STYLE (1996)

- 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



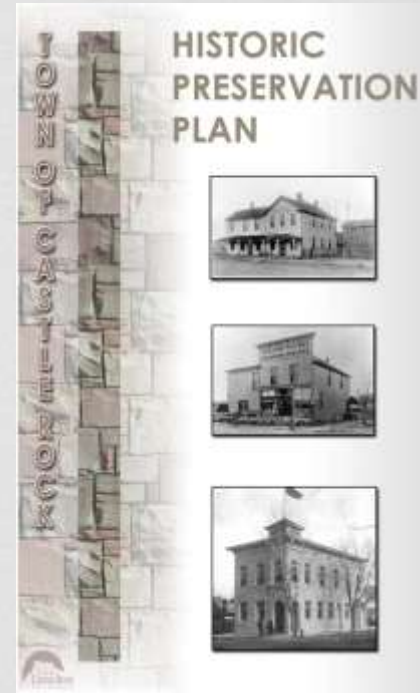
CASTLE ROCK DESIGN (2003)

- 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



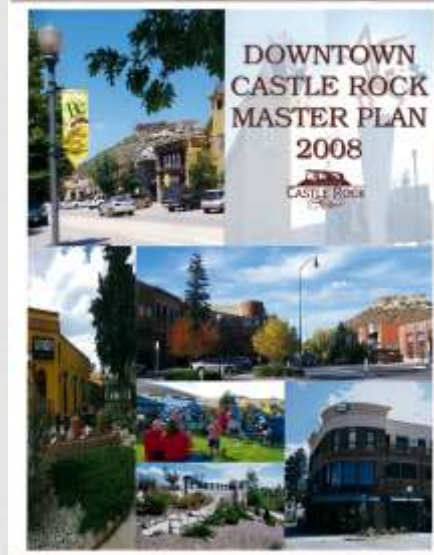
HISTORIC PRESERVATION PLAN (2007)

- 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)_{continued}

- 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

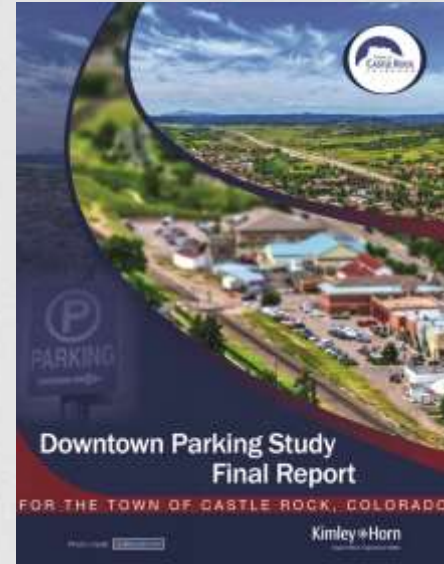
2030 COMPREHENSIVE MASTER PLAN (2017)

- 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)

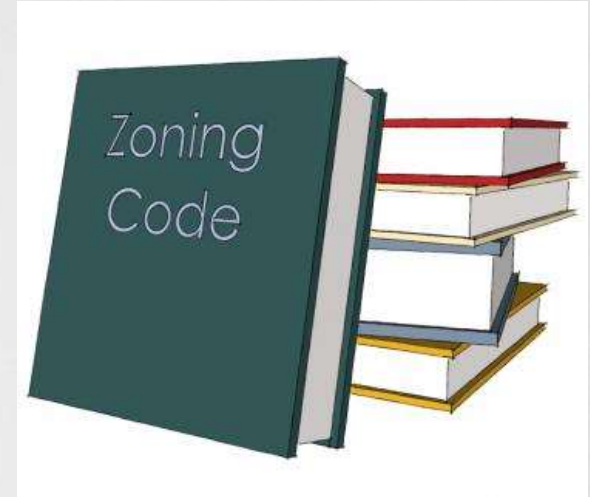
- Intended to create solutions to enhance mobility throughout Downtown
- Includes
 - Strategies for updating infrastructure
 - Distribution of parking and public transit
 - Curbside management
 - Future projected parking demand
 - Intersection improvements and roundabouts
 - Funding strategies
- Completed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



CASTLE ROCK MUNICIPAL CODE

Downtown Overlay District (2010)

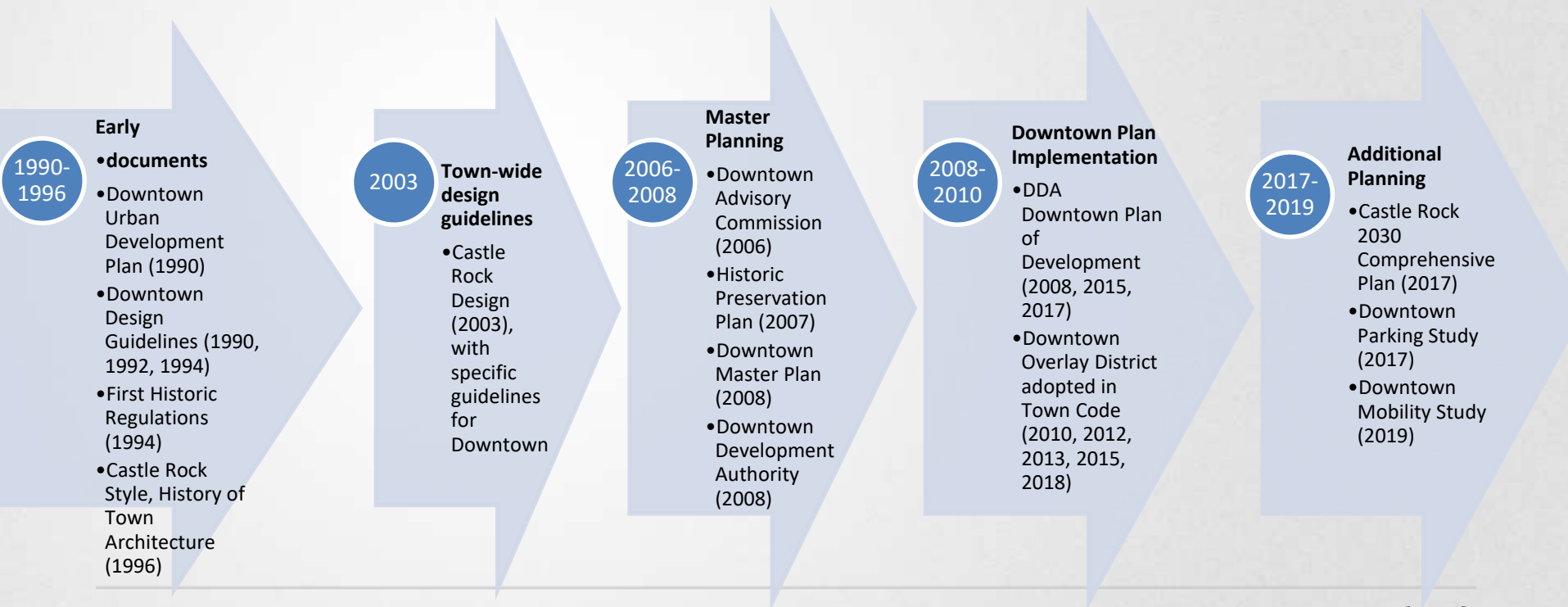
- Regulates majority of development Downtown
- Allow additional use to underlying zones
 - Multi-Family Development
- Prohibits some uses
 - Self Storage, Towing and Auto Body
- Height allowances specific to Downtown
- Parking standards specific to Downtown
- Building setbacks specific to Downtown
- 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

DOWNTOWN PLANNING TIMELINE



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."

DISCUSSION/DIRECTION

DOWNTOWN OVERLAY DISTRICT PROPOSED HEIGHT CHANGES

TOWN COUNCIL MEETING
APRIL 6, 2021



HISTORY OF DOWNTOWN OVERLAY DISTRICT

2010: Council Adopted Downtown Overlay District

- Encourages a more vibrant and thriving downtown
- Establishes architectural, landscaping, design, building, use, and site development regulations that encourage compatible land uses and ensure higher quality development in downtown to protect property values and to provide safe and efficient pedestrian and automobile access
- Encourages mixed-use within same structure or block
- Encourages high-intensity commercial development

DOWNTOWN OVERLAY DISTRICT (DOD)

Three smaller sub-districts:

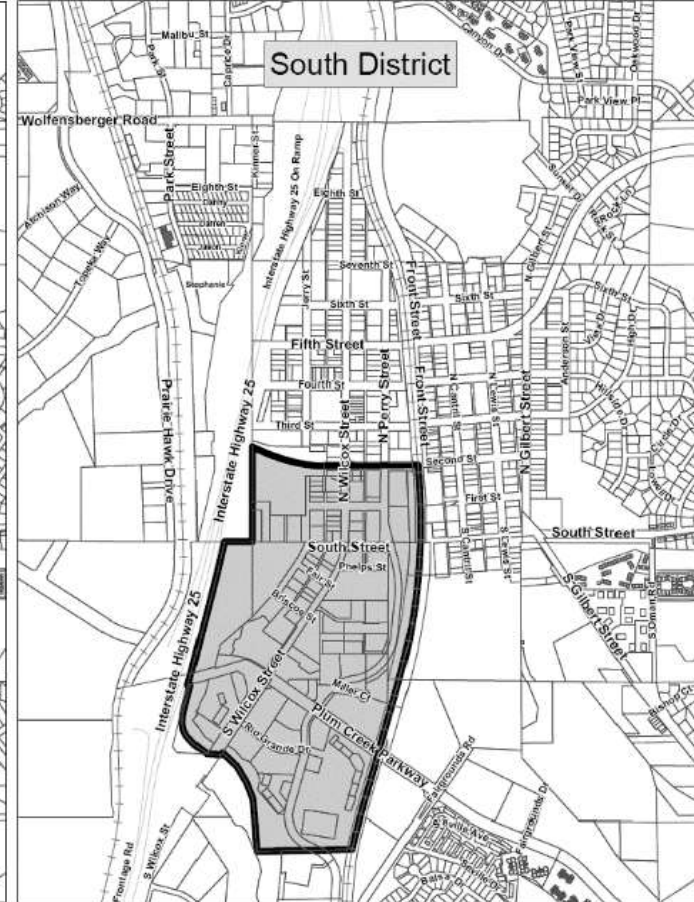
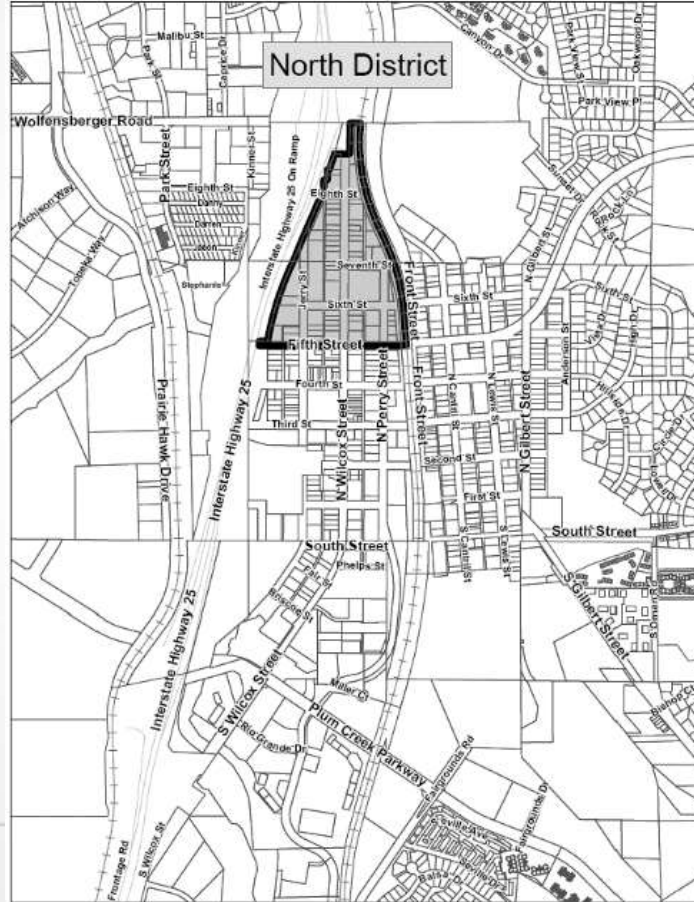
- North District
- Core District
- South District



DOD BUILDING HEIGHT STANDARDS

North and South Districts

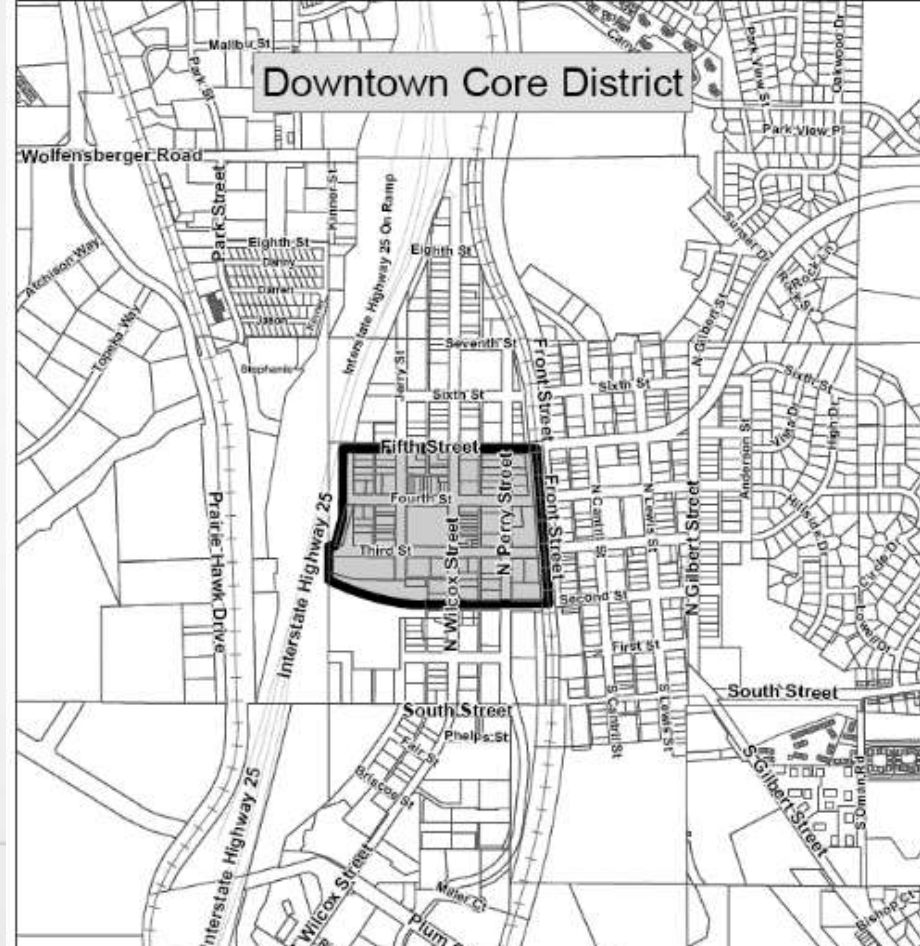
- Building height is limited to six stories, with no maximum height limitation.
- Variance process to request up to two additional floors.



DOD BUILDING HEIGHT STANDARDS

Core District

- Building height is limited to four stories, with a maximum height of 60 feet.
- Variance process to request up to one additional floor, with associated height increase above the 60 ft.



RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

- Overlay Districts usually expand or reduce uses, adjust setbacks, adjust building heights, and add design criteria
- DOD standards govern or supersede underlying straight zoning standards
 - B, Business/Commercial
 - R-1, R-3 Residential
 - I-1, Light Industrial
- DOD does not apply if underlying zoning is a planned development (PD)
 - 18 Wilcox PD
 - Castle Manor PD (Reyn Rock)
 - Centre On Plum Creek PD (Big O Tires)
 - Miller Ranch PD (Safeway, Post Office)
 - Q-Petroleum PD (7-Eleven)

BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

Zoning District

Maximum Height

UBSR/Variance Max

Overlay Districts

Downtown Overlay District - Core

4 stories, 60 ft

+1 story

Downtown Overlay District - N & S

6 stories, no max ft

+2 stories

Interchange Overlay District

6 stories, 90 ft

Straight Zone Districts

B, Business/Commercial

35 ft

50ft

I-1, Light Industrial

35 ft

I-2, General Industrial

50 ft

R-1, Single Family

35 ft

R-2, Single Family and Duplex

35 ft

R-3, Multifamily

3 stories, 40 ft

BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

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Downtown Overlay District - N & S

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6 stories, no max ft

UBSR/Variance Max.

+1 story

+2 stories

Planned Developments in Downtown

18 Wilcox PD

50 ft

Castle Manor PD (Reyn Rock)

silent

Centre On Plum Creek (Big O Tires)

50 ft

Miller Ranch PD (Safeway, Post Office)

50 ft

Q-Petroleum PD (7-Eleven)

35 ft

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Meadows PD, COI (for hospital use)

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per "B" zoning 35 ft 50 ft

Metzler Ranch PD, multi-family

3 stories, 40 ft

Milestone PD, integrated business

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72 ft

Promenade PD, business/commercial

50 ft

75 ft

Promenade PD, multi-family

60 ft

75 ft

BUILDING HEIGHT COMPARISON DOWNTOWN CORE



POSSIBLE OPTION

- Reduce building heights in the majority of the Downtown Core District to 35 feet
- Remove allowance to request an additional floor in the majority of the Downtown Core District
- Provision for existing buildings over 35 feet to remain legal



POSSIBLE OPTION

- Keep Downtown Core District south of Third Street, west of N. Wilcox Street as-is
- 4 stories, 60' maximum, with ability to request additional floor.



POSSIBLE OPTION

Staff recommends Council direct staff to engage in community outreach meetings regarding potential building height changes in the majority of the Downtown Core District and bring items back to Council for consideration.



DISCUSSION/ QUESTIONS?

PROPOSED MOTION:

"I move to direct staff to engage in community outreach meetings regarding building height changes in the majority of the downtown core district and to bring this item back to Council for consideration."

HEIGHT DISCUSSION

1. Does Council want to make changes to the allowable building heights in Downtown?
2. If so, does Council want to focus on just the Core, or also the North and South districts?

Staff recommends next steps to engage with property owners, downtown stakeholders and community regarding potential building height changes in (Core, North, South districts?) and bring item back to Council for consideration.