



CASTLE ROCK, COLORADO

2030 COMPREHENSIVE MASTER PLAN





“ I am of the opinion that my life
belongs to the community,
and as long as I live, it is my privilege
to do for it whatever I can. ”

George Bernard Shaw





Welcome to the Town of Castle Rock!

Our Town has a stunning natural environment. Castle Rock's ridges, valleys, natural vegetation, open spaces and spectacular views of the Colorado Rocky Mountains amplify the visual experience into a perfect community backdrop.

Incorporated in 1881, Castle Rock is a vibrant and spirited community with a rich history and heritage. Our community theme is "a world-class community with small-Town character." Today, planners work to ensure this theme remains central to a growing community.

In that effort, this Vision and Comprehensive Master Plan you are about to read chart the course for the built environment to enhance Castle Rock's natural environment and achieve our community theme.

Throughout this document you will see a focus on character because we believe character defines a community.

First, the Vision outlines the building blocks of our community through use of Four Cornerstones: Distinct Town Identity, Responsible Growth, Community Services and Thriving Economy. Each of the cornerstones provides guidance to the community and its decision-makers.

The Comprehensive Master Plan then gets more specific. The plan establishes goals to enrich the fabric of our community and help us achieve our Vision:

- Achieve a quality-built environment
- Plan for and act to manage the impacts of growth
- Protect and enhance the natural environment
- Focus on quality development and seek out and encourage great projects
- Achieve a high level of effective public outreach, notification, and community involvement
- Ensure quality community services to support public health, safety and welfare
- Maintain a high quality of life for the residents and businesses
- Achieve and maintain water conservation and long-term water resource programs
- Achieve capable surface transportation systems, and plan for multimodal opportunities
- Create a regulatory environment based upon goals, values and fairness; all to assist with economic development

These goals and specific action items guide us every day as we make decisions on land use applications, annexation proposals and draft development plans. We believe the policies, programs, goals and themes defined in the Vision and Comprehensive Master Plan ensure success for future generations.

Bill Detweiler

Director of Development Services





03 Table of Contents
04 2030 Vision and Four Cornerstones
14 Castle Rock: The Beginning
16 Purpose of the Master Plan
25 Distinct Town Identity
33 Responsible Growth
47 Community Services
57 Thriving Economy
65 Summary and Moving Forward
74 Reference Maps
85 Acknowledgements

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Vision Statement

The Town of Castle Rock is a world-class community that embraces its history and heritage and small-town character. The Town will:

- Be physically freestanding, maintaining open spaces with mountain and prairie views
- Preserve and enhance history and heritage through a vibrant Downtown
- Diversify the local economy through job creation and economic development
- Encourage retail and employment-based business at the interchange overlay districts along the Interstate 25 corridor and in other activity centers throughout the Town
- Maintain a high quality of life as a safe, family-friendly community with a variety of recreational opportunities and community events
- Plan for responsible growth that balances housing, services, and employment while preserving and enhancing surface transportation, open space, water and other natural resources
- Ensure a safe community through outstanding community services including police, fire, emergency medical, parks, recreation, water and transportation
- Continue to serve as the County seat and the center for governmental services

Four Cornerstones

The building blocks of our Vision are embodied in the Four Cornerstones:

- **Distinct Town Identity**
- **Responsible Growth**
- **Community Services**
- **Thriving Economy**

The Four Cornerstones reflect Castle Rock's key focus areas and serve as the organizing framework for the Comprehensive Master Plan. To effectively support the community's vision, the principles and policies noted in the Four Cornerstones should be held in balance as part of day-to-day decision-making.



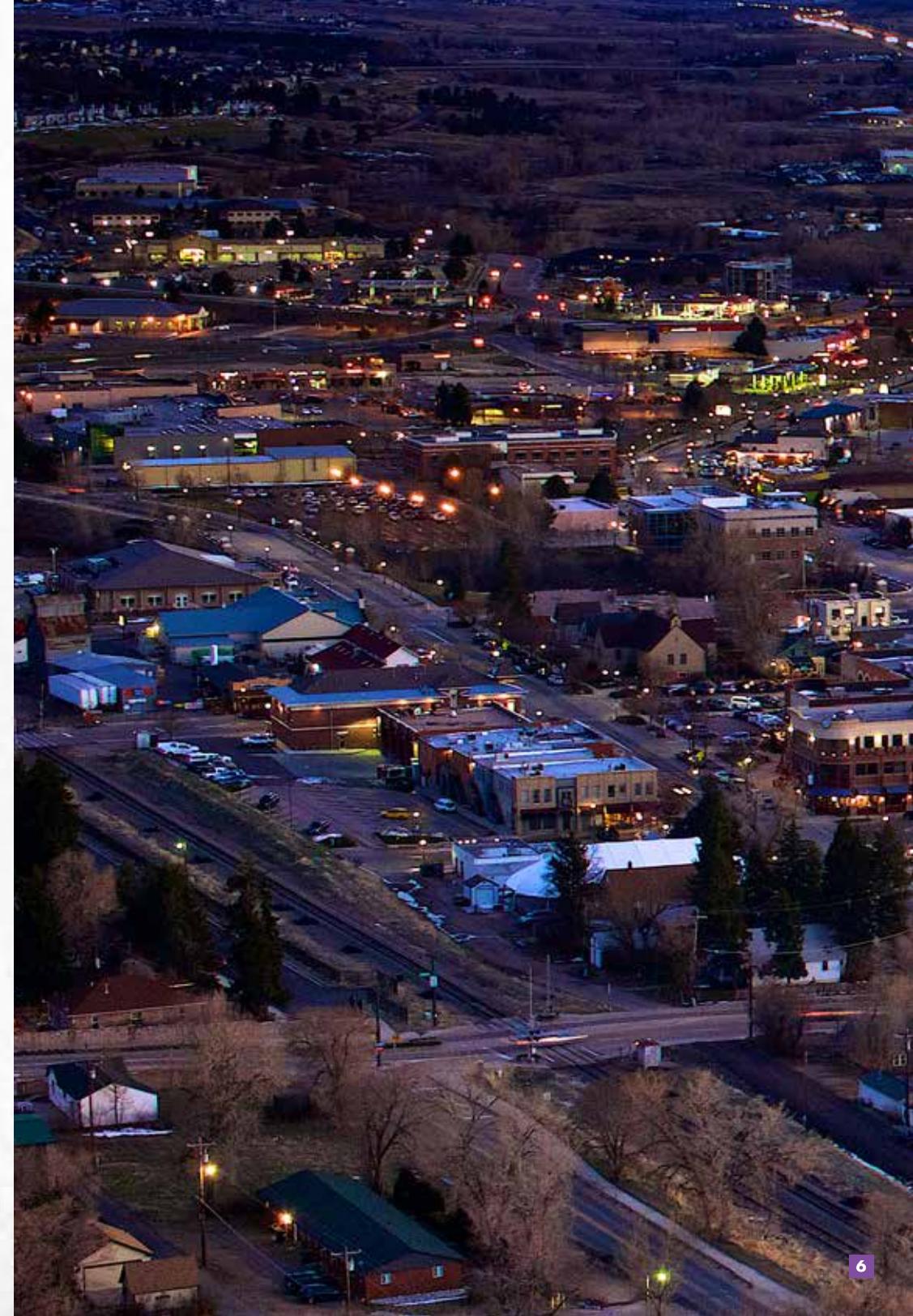


Distinct Town Identity

Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.

Principles to support this cornerstone:

- A community with a vibrant Downtown that values its history and heritage
- Continued tradition of local community events, including art, cultural and entertainment opportunities
- Distinct freestanding community that maintains a buffered, non-urban development on its borders
- Continued recognition as the County seat of Douglas County
- A community recognized for, and enhanced by, its natural environment and scenic vistas
- Highly accessible and well-distributed system of high-quality parks, recreation facilities, open space and trails
- Strong and compatible architectural character with new development and redevelopment projects





CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

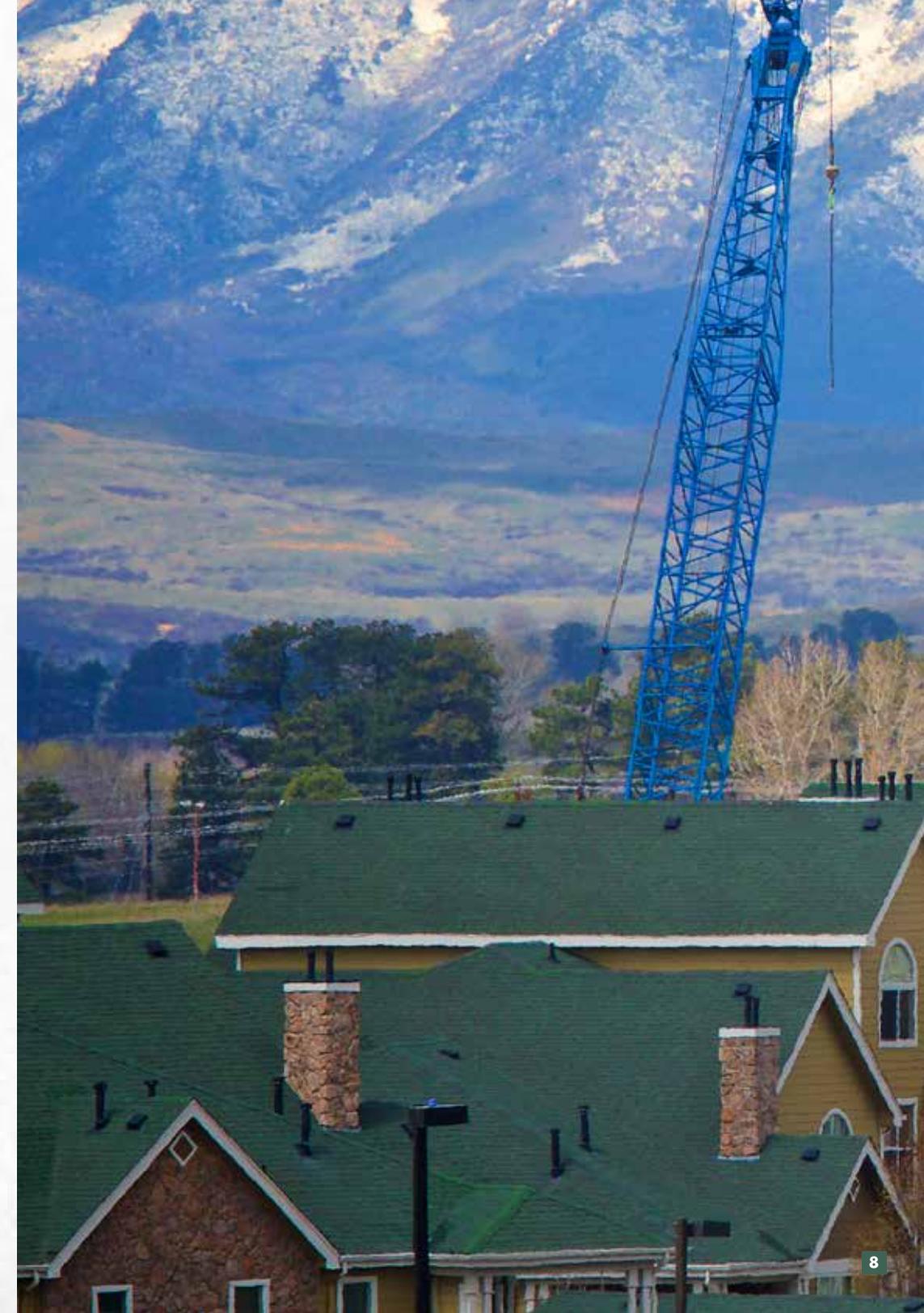
Thriving Economy

Responsible Growth

Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing the Town's own character, maintaining a distinct identity and ensuring we remain a vibrant freestanding community within the region.

Principles to support this cornerstone:

- Active participation in local and regional discussions surrounding growth and development
- Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner
- Cohesive neighborhoods, with a mix of land uses, that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community
- Orderly, cost-effective, and fiscally responsible growth
- Infill development that is sensitive to the scale and character of the surrounding neighborhoods
- Promotion of compatible Downtown development
- An integrated, multimodal surface transportation system that allows for the safe and efficient movement of people and goods
- Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town
- Secure a renewable water supply to serve the long-term needs of the community and ensure a renewable supply is available for new annexations beyond enclaves or minor infills prior to proceeding





CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Community Services

Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.

Principles to support this cornerstone:

- Outstanding community police and fire services
- Superior community facilities and levels of customer service
- Efficient high-quality water, wastewater, and stormwater systems, and adequate renewable water resources
- Enhanced access to health and human services
- Outstanding education, health and parks and recreation facilities to further a healthy lifestyle
- Efficient operation and maintenance of Town facilities





CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

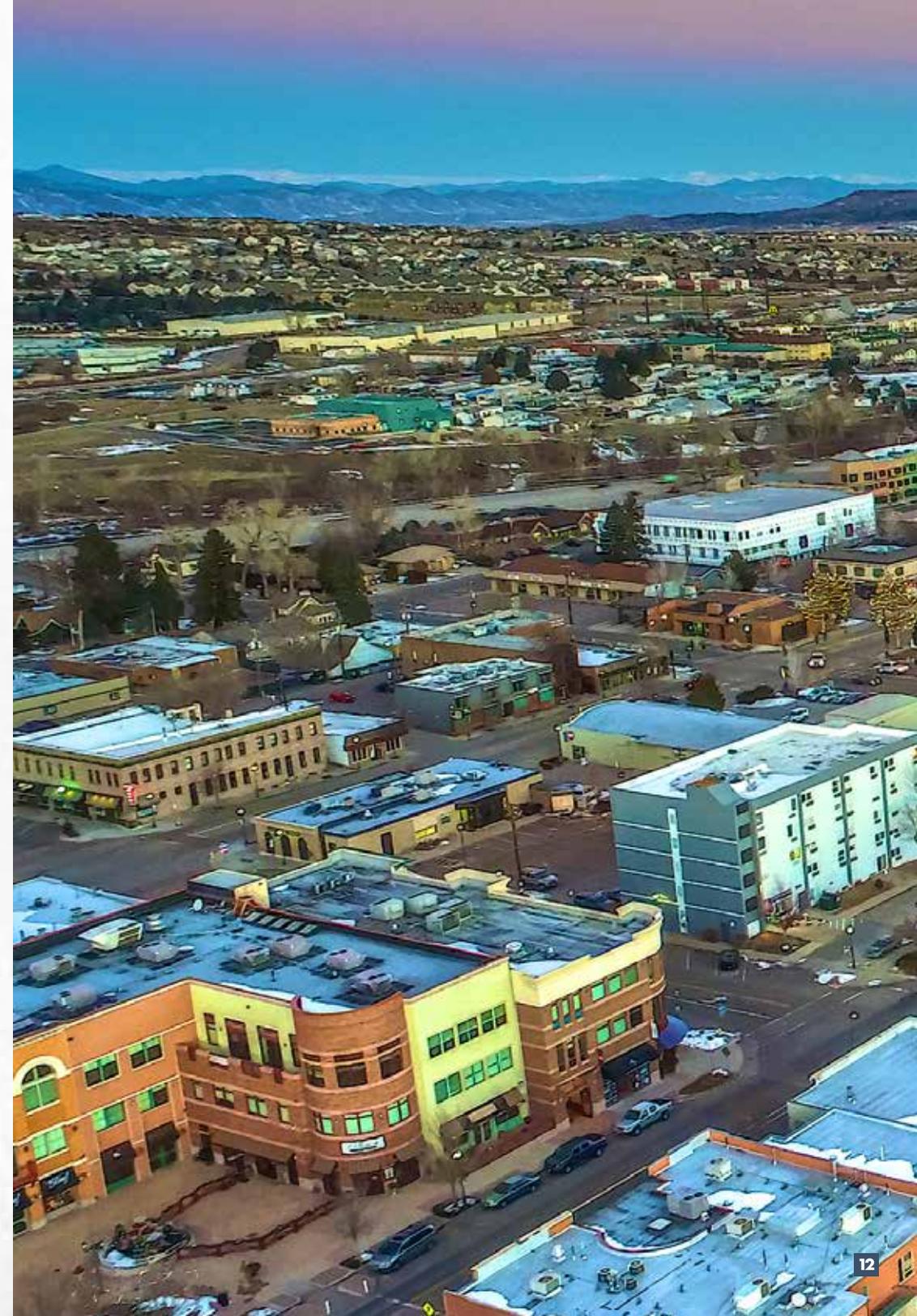
Thriving Economy

Thriving Economy

Our goal is to ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.

Principles to support this cornerstone:

- Diversification of the local economy through proactive business attraction and retention
- An emphasis on business and industry development efforts along the I-25 corridor and in other activity centers
- A vibrant Downtown that enriches Castle Rock's sense of community
- Educational opportunities that meet the changing needs of Castle Rock's residents and business community
- Strong partnerships and collaboration locally and within the region, including working with the Castle Rock Economic Development Council and Downtown Alliance.
- Mixed use neighborhoods that provide a mix of complimentary and compatible land uses





Castle Rock: The Beginning

“At the bend of Plum Creek stands a large, flat-topped, round rock resting on a pyramid-shaped base. It is an isolated part of the original rock formation, the softer part below being worn away. We find a crevice through which we climb to the top, fire off our guns and christen the place “Castle Rock,” thinking we are the first to give it a name.”

That journal log, written by David Kellogg on Christmas Eve 1858, is perhaps one of several namings of the prominent geological feature after which the Town of Castle Rock is named. Beyond the signature rock, it was constantly flowing water sources, railroad connections and mining opportunities that kick-started settlement in Castle Rock. Commerce led to pioneer settlement, and settlement lead to governance.

In 1874, the citizens of Douglas County voted Castle Rock as the newly formed County seat. They recognized that Franktown was no longer the center of the larger Douglas County.

The local Denver newspaper described the election: “Douglas County did the right thing in voting to locate her county seat at Castle Rock. It is one of the most picturesque points in the whole territory adding to the charms of natural scenery a property geographical location with all the surroundings necessary to make a thriving, attractive town.”

The namesake rock provided the landmark location for the Town. Ranching, the railroad, clay mines, and rhyolite quarries formed the basis for Castle Rock’s early economy. The Town’s physical setting creates a natural shape and identity. Steeply sloping terrain, buttes, and ridgelines surround the Town, rising 300 to 800 feet above the 6,200-foot average elevation. Creeks and gulches meander through the many drainage basins and Ponderosa Pine and scrub oak cover the landscape. Panoramic views of the Rocky Mountains extend from Pike’s Peak north to Long’s Peak. Residents and business owners choose Castle Rock for its community identity, small-town character, and natural scenic beauty.

Special thanks to the Douglas County Libraries for permission to reprint these historic photos



1864
The Homestead Act begins to draw settlers to the area.



1872
Discovery of rhyolite stone in the butte near Plum Creek puts Castle Rock on the map.



1874
Town’s original streets (Elbert, Jerry, Wilcox, Perry, Castle, and Front) laid out.



1875
New train depot brings the Denver and Rio Grande railways to Castle Rock.



1881
Castle Rock becomes an incorporated Town.



1888
A second railroad, the Atchison Topeka Santa Fe, is built through Castle Rock.



1906
Rhyolite mining/quarrying ends in Castle Rock.



1934-1941
Civilian Conservation Corp (CCC) camp operates in Castle Rock.



1965
Castle Rock experiences severe flooding in Plum Creek and Sellars Gulch, which wash out the bridges and roads.



1970-1980
Denver area’s rapid suburbanization affects the Town’s new urban density developments. Castle Rock adds 1,843 new residents.



1980s
Significant growth is anticipated by the Town’s 1982 Master Plan. Infrastructure investments made in anticipation, but growth is slowed by downturn in Colorado economy during the late 1980s.



1990
Town’s population estimated at 8,875 people, an increase of 126 percent from 1980.



1992
The Outlets at Castle Rock opens.



2000
Town’s development activity continues at a high pace, and the population reaches 20,224, building on infrastructure investments made during the 1980’s.



2010
Completion of Plum Creek Parkway southeast as well as southwest connections. Population reaches 48,231 building on infrastructure investments made during the 1980’s.



2016
Council approves the Promenade Project. The Castle Rock Parkway and North Meadows Drive extension is completed. The Town’s population reaches approximately 62,000.



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



Castle Rock Adventist Hospital

Purpose of the Comprehensive Plan

In Castle Rock, our history is part of who we are. That's why we also look toward the future. This Comprehensive Master Plan update reinforces the long-term vision the community established more than two decades ago to do the following:

- Provide a policy framework for creation of corridor studies and area plans reflecting the community character and future growth potential
- Bring together a series of community-development related policy documents including:
 - ✓ Parks, Recreation, and Open Space Plan
 - ✓ Historic Preservation Plan
 - ✓ Transportation Master Plan
 - ✓ Downtown Plan of Development and Downtown Overlay Zone
 - ✓ Stormwater Master Plan
 - ✓ Water Facilities Master Plans
 - ✓ Water Conservation Master Plan
 - ✓ Southwest Quadrant Plan, Wolfsenberger Road Area Plan and Wolfsenberger Overlay Zone
- Address future challenges and opportunities, along with mobilize assets in a coordinated and comprehensive manner

Find all these plans on CRgov.com

About the 2030 update

In March 1999, Town Council appointed a Vision Committee of residents, business owners and community participants to create the Town's Vision for 2020 and beyond. With assistance from the Community Development Department and an independent planning consultant, the Vision Committee solicited broad input on the Town's future through an extensive public participation program. The result of this effort, "Our Legacy, Our Future: Vision 2020," has served as the Town's collective concept of what it wants to become in the future. It declares Castle Rock's common goals, which guide Town decisions, unite the community with a common purpose and motivate residents and leaders to meet the Vision's goals.

The Town's 2020 Vision and Comprehensive Master Plan were adopted in 2000 and amended in 2002. While the plans have served the Town well – and much of the policy framework established in 2000 and 2002 remains valid – it's time to strategically look further, to 2030 and beyond.

The Town initiated the process of updating the 2020 Comprehensive Master Plan with key objectives in mind:

- Adopting a plan that clearly defines the Town Vision and Community Planning policies, goals and themes for 2030 and beyond
- Adopting a plan that clearly defines a three-mile area plan in accordance with State Statute that protects the Town's boundary
- Preparing a plan that provides Townwide goals and policies, followed by implementation of a series of area plans to reflect the diversity of our community and the variety of environmental, topographical and unique neighborhood characteristics
- Building on input provided by the community as part of the Vision 2030 update process
- Creating a plan that is user-friendly and relevant to a variety of audiences
- Preparing a plan that represents the culmination of numerous community outreach efforts conducted by the Town between 2013 and 2017, including the 2013 and 2015 Community Surveys, Vision Report Card and Vision 2030 update



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Four Cornerstones confirmed

Similar to the original process, the Town established a strategic effort to update the Vision and provide guidance for development of the 2030 Comprehensive Master Plan update. The Town created a community participant team to provide input on the Town's progress toward the implementation of the Vision 2020 and to identify updated goals for consideration in the 2030 Vision and Comprehensive Plan. Through this process, community members confirmed that, while most of the vision's goals were still valid, refinements were needed to update and align the document with the community's vision going forward.

The Vision 2030 and Four Cornerstones noted herein represent what is most important to the Castle Rock community. The Four Cornerstones draw heavily upon earlier Town visioning efforts, yet reflect the perspective of a community that is rapidly growing and evolving over time. Together, the Four Cornerstones are intended to serve as resources for all Castle Rock leaders, residents and businesses and to guide the Town's day-to-day planning and decision-making.

How is this draft different from the 2020 Comprehensive Master Plan?

Public input and community surveys confirm the Vision 2020 and existing Comprehensive Master Plan goals and themes remain viable and should be carried forward with minor adjustments. Based upon work completed by the working group, Board and Commission input, staff input and advice from the professional consultant team, proposed adjustments include:

- Updating the 2030 Vision and Four Cornerstones to reflect community input received as part of the public process
- Reorganizing existing plan policies to align with the updated Four Cornerstones: Distinct Town Identity, Responsible Growth, Community Services and Thriving Economy
- Creating corridor and area plans to support future growth
- Consolidating repetitive policies in the existing plan
- Updating technical language to remove outdated policies and reflect Town plans and priorities
- Implementating goals aligned with the Four Cornerstones
- Incorporating a three-mile area plan into this document
- Requiring renewable water resources to be secured that are not enclaves or minor infills



Who was involved in the update process?

The plan update draws heavily on input received as part of the Vision 2030 update process conducted through a series of online surveys and community meetings, as well as the results of the 2013 and 2015 Community Survey conducted by the Town. The Plan includes input from the Community Review Team, which consists of representatives from the Planning Commission, various Town Boards and Commissions, residents and representatives from the development community.

Legislative Authority

The Colorado Revised Statutes give the authority and responsibility to municipalities to “make and adopt a master plan for the physical development of the municipality” (C.R.S. §31-23-206). The statute further states, “the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare” (C.R.S. §31-23-207).

Plan Amendment Process

Castle Rock's Comprehensive Master Plan is intended to be a living document. Additions and subsequent planning studies may be necessary to address new opportunities and emerging issues. Moreover, revisions will be necessary to keep the Plan relevant and aligned with current conditions.

The amendment process outlined herein refers to revisions that may be necessary to this 2030 Comprehensive Master Plan. Future Comprehensive Master Plans that look well beyond 2030 will be needed and will go through the thorough update process as outlined on the previous page.

Other than a change issued by the Development Services Director, the Planning Commission and Town Council may amend, extend, or add to the Master Plan from time to time. If a Master Plan amendment is related to a land use application, the amendment may be processed with the application:

- Step One: The Planning Commission shall first consider any proposed amendment to the Master Plan and shall conduct a public hearing
- Step Two: The Planning Commission shall submit its recommendation in writing to the Town Council
- Step Three: Town Council may adopt the amendment to the Master Plan as submitted by Planning Commission in whole, or may adopt parts of the amendment submitted, or reject it in whole
- Step Four: Amendments shall be approved by resolution of the Town Council after public hearing, notice of which will be consistent with the Colorado State Statute

The plan will be evaluated periodically and updated as necessary. The Development Services Director may issue the following revisions and clarifications to the Master Plan, in coordination with the Planning Commission and Town Council:

- Revised maps or other technical appendices reflecting current data
- Updates to baseline mapping information such as streets and subdivisions
- Correction of errors either in the text or mapping, which may include outdated information, grammatical errors, incorrect symbols and graphics, or reorganization of text due to amendments





CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Goals and Findings:

Key Goals:

- Plan for an estimated population of 90,000 by 2030 and an ultimate Town build-out population of approximately 130,000 to 150,000 residents
- Preserve a freestanding community by maintaining non-urban development on our edges consistent with the Denver Regional Council of Governments (DRCOG) growth initiatives and associated goals and policies
- Continue to plan for and act to manage the impacts of growth while maintaining non-urban development on our edges and transitions between land uses
- Create a series of area plans to reflect the diversity of our community and the variety of environmental, topographical and unique neighborhood characteristics
- Secure a long-term water supply to match the projected resident and business population
- Implement surface transportation improvements, including addition of new interchanges along the I-25 corridor, multi-modal and transit-oriented development
- Retain the existing retail business base and work to achieve a diversity of housing types to support the employment needs of the community
- Create quality jobs and shift from a commuter/bedroom community to an employment center
- Continue creating a vibrant Downtown, coordinated with the Downtown Alliance
- Maintain a series of connected open space, trails, parks and schools
- Focus on quality development, and seek out and encourage great projects
- Continue a high level of effective public outreach, notification, and community involvement
- Maintain the regulatory environment based upon goals, values, and reasonableness - all to assist with economic development and ensure a sustainable, high-quality community

Key Findings:

- The Town relies on growth consistent with our Vision to create and sustain the financial capability to maintain Town services
- The Town relies on expected/planned growth to provide a quality-built environment
- The Town relies on the Development Services Enterprise Program, Castle Rock EDC and Downtown Alliance to assist with retaining existing businesses, seeking out new businesses that meet our vision and goals, and partnering to create a quality business climate
- The Town invested in planning for growth through adoption of the 2020 Comprehensive Master Plan; Development Services Enterprise Business and Finance plan; Water Resources Master Plan; Water and Sewer Master Plan; Stormwater Master Plan; Transportation Master Plan; Public Transit Master Plan; Parks, Recreation Trails and Open Space Master Plan; Facilities Master Plan; Downtown Plan of Development; Downtown Overlay Zone Plan; Southwest Quadrant Plan; Financial Strategic Plan; Fire Master Plan; Interchange Overlay District Plan; Wolfensberger Area Plan, etc.
- The Town invested millions of dollars to build Philip S. Miller Park with plans for continued expansion of activities
- The Town invested millions of dollars to expand Festival Park, consistent with the Council-approved Downtown Plan of Development



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



DISTINCT TOWN IDENTITY

Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Distinct Town Identity:

Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic downtown, small-town character distinct identity as the County seat, diverse and easily accessible recreation options, scenic backdrop, natural environment and family friendly activities.

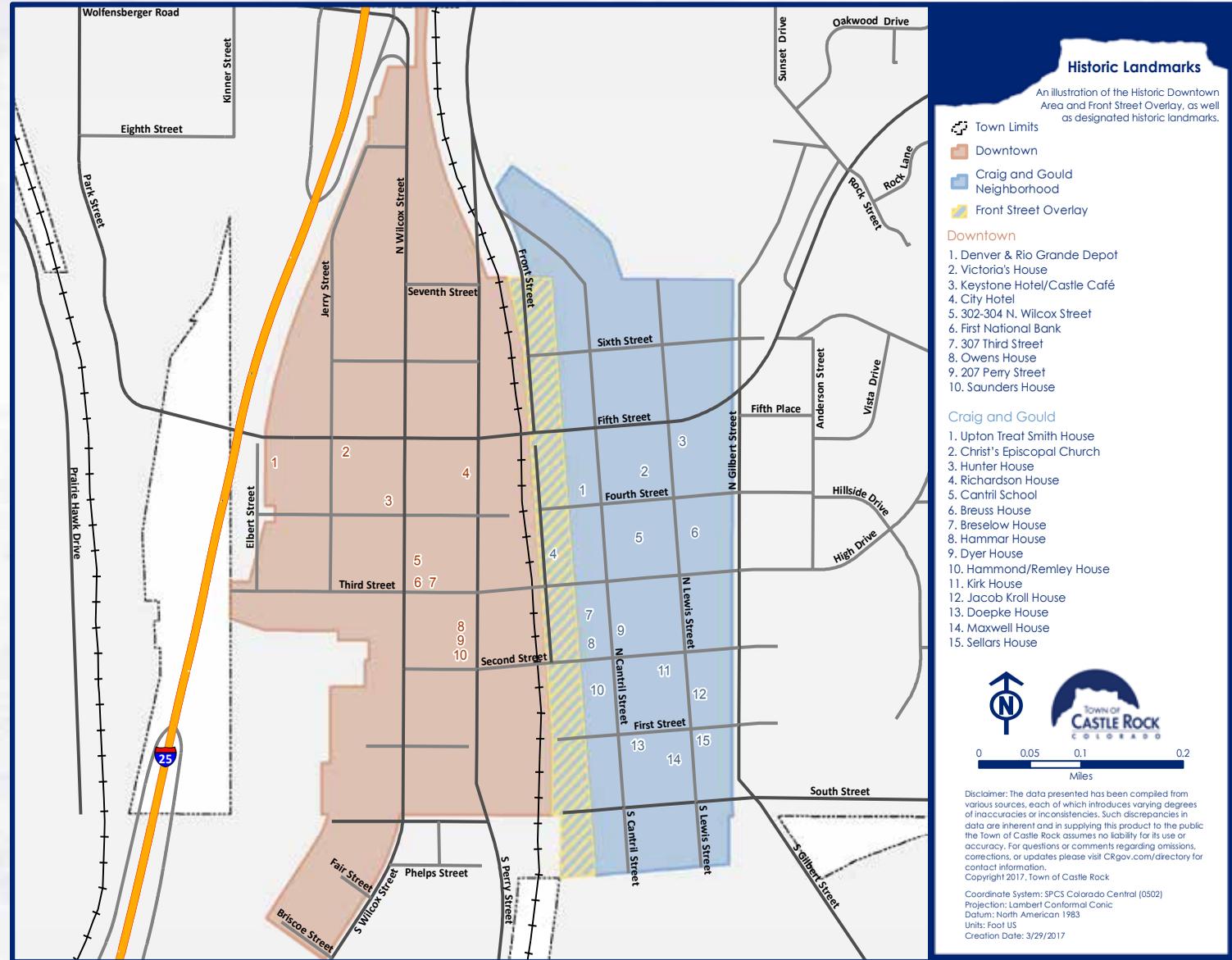
Principle ID-1: A community with a vibrant Downtown that values its history and heritage

ID-1.1: HISTORIC PRESERVATION

Continue to raise awareness and appreciation for historic preservation and its value to the Town's identity by encouraging the adaptive reuse of historic structures, the preservation and enhancement of key historic and archaeological resources, and community education and awareness of Castle Rock's heritage.

ID-1.2: DOWNTOWN

Foster ongoing historic preservation and revitalization efforts and investment in Downtown Castle Rock, reinforcing its role as a central gathering place for the community and a major character-defining feature for the Town.



See a larger version of this map on page 83.



Principle ID-2:

A community comprised of master planned developments, small scale neighborhoods and historic areas that convey a unique identity within the larger Town character.

ID-2.1: MASTER PLANNED DEVELOPMENTS

Encourage development of master planned communities that offer a diversity of housing options, mixed use development, transition zones, trail connections, open space buffers and community services and amenities. Apply Town design guidelines where appropriate, and coordinate location of public facilities such as schools or libraries, regional park sites and transit facilities. Coordinate regional and local transportation networks to ensure safe and reliable commuter routes.

ID-2.2: HISTORIC CRAIG AND GOULD NEIGHBORHOOD

Preserve and enhance the history and heritage of the Craig and Gould community through use of historic landmark designations and grant funding. Provide opportunities for community meetings and neighborhood-oriented activities. Ensure communications and sharing of ideas through creation of volunteer neighborhood groups.

Principle ID-3:

Continued tradition of local community events, including arts, cultural and entertainment opportunities

ID-3.1: EVENTS AND ACTIVITIES

Continue to work with the Downtown Alliance, Castle Rock Chamber of Commerce and Visitor's Center, Douglas County, and other partners on a variety of

community-oriented events and activities that appeal to Castle Rock residents and visitors of all ages. Place a particular emphasis on events that celebrate Castle Rock's cultural heritage, reinforce the community's small-town character and promote economic vitality.

ID-3.2: ARTS AND HUMANITIES

Embrace the role visual and performing arts and humanities play in maintaining and developing Castle Rock's identity and personality. Strive to make a variety of resources accessible to residents and visitors alike.

Principle ID-4: Freestanding community that maintains non-urban development on its borders

ID-4.1: PHYSICAL SEPARATION

Create and retain defined edges of the Town and maintain Castle Rock's community character by promoting physical separation from nearby development, including buffering areas of unincorporated Douglas County and other municipalities.

ID-4.2: REGIONAL PLANNING EFFORTS

Continue to participate in ongoing regional planning efforts within the Denver Metropolitan area that help promote the Town of Castle Rock as a distinct and separate community through ongoing discussions with DRCOG, Douglas County and other jurisdictions within Douglas County.

ID-4.3: PRESERVATION OF EDGES

Use funding resources to purchase property that strategically maintains and/or creates separation from future development pressures.

Principle ID-5: Maintaining Castle Rock as the County seat of Douglas County

ID-5.1: COUNTY FACILITIES

Encourage and promote the continuation of County services in Castle Rock to provide easy access for Town and County residents.

ID-5.2: TOWN FACILITIES

Locate new Town facilities within Downtown Castle Rock to the extent feasible to promote ease of coordination between Town and County facilities and efficient access to Town services.

Principle ID-6: A community recognized for and enhanced by its natural environment and scenic vistas

ID-6.1: NATURAL ENVIRONMENT PROTECTION

Identify and preserve important properties that offer unique natural and scenic vistas or other characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is sensitive to community values.

ID-6.2: SKYLINE/RIDGELINE PROTECTION

Continue to enforce, and update as needed, the Town's skyline/ridgeline ordinance, to protect the Town's natural environment and scenic vistas.

Principle ID-7: A highly accessible and well-distributed system of parks, recreation facilities, open space and trails

ID-7.1: PARKS AND RECREATION FACILITIES

Provide a variety of indoor and outdoor spaces that encourage and facilitate active community recreation and celebration, are well-distributed throughout Town and that meet the community's unique needs.

ID-7.2: OPEN SPACE

Establish permanent open space and natural buffers to preserve fragile ecosystems, habitats and corridors. Provide opportunities for passive recreation. To help maintain the community's freestanding character, consider changes to the open space requirements to allow larger areas of useable open space and encourage clustering of denser residential development.

ID-7.3: TRAILS

Continue to build a connected municipal trails system that meets the needs of a wide diversity of users, connects Castle Rock's neighborhoods and activity centers, and provides linkages to the regional trails system.

Principle ID-8: Strong and compatible architectural character with new development and redevelopment projects

ID-8.1: ARCHITECTURAL DESIGN

Ensure that all development complies with architectural design documents established by the Town. Ensure that any development within the Town meets the highest standards of design and material quality.



Implementation

Principle ID-1: **A community with a vibrant Downtown that values its history and heritage**

Encourage historic landmark designation of significant public and private sites and buildings.

Continue to support public and private investment / reinvestment in Downtown Castle Rock through implementation of the Downtown Plan of Development.

Create potential programs, initiatives and provide incentives to support and enhance the role art plays in Castle Rock's identity — both as a place to live and as a tourism destination.

Use the cultural resource survey program as an educational and development tool.

Require developers to survey their archaeological resource, and encourage dedication and preservation, prior to development of property.

Develop design guidelines for key gateway locations that promote attractive development and reinforce Castle Rock's identity.

Support the Historic Preservation Board and Design Review Board by encouraging design applications for their review and approval that enhance our Downtown's vibrancy.

Explore options to reduce train noise in Downtown.

Principle ID-2: **A community comprised of master planned developments, small scale neighborhoods and historic areas that convey a unique identity within the larger Town character**

Provide guidance to all master plan development teams to ensure the Town's Comprehensive Master Plan policies, themes and goals are met.

Coordinate and conduct meetings among master planned development teams and all Town and County agencies to ensure implementation of agency goals are met.

Work with residents of the Craig and Gould area to create a volunteer neighborhood group to improve existing structures and properties. Use the Town's Historic Preservation Landmark Program and historic preservation grants to improve existing conditions.

Principle ID-3: **Continued tradition of local community events, including art, cultural and entertainment opportunities**

Develop plans to address parking needs, way-finding signage and pedestrian and bicycle connections to facilitate Downtown events.

Increase events focusing on the Downtown area that celebrate the history and heritage of the Town.

Utilize new and existing entertainment venues to provide events that attract both residents and regional patrons.

Principle ID-4: **Freestanding community that maintains non-urban development on its borders**

Clearly define Town boundaries and develop and administer programs for retaining buffers and open space along the Town's borders.

Establish a Town identification program along the Town's main roadways.

Coordinate with DRCOG and Douglas County on regional planning efforts related to maintaining Castle Rock as a freestanding community.

Develop a program to purchase land or conservation easements along the boundaries of the community.

Principle ID-5: **Maintaining Castle Rock as the County Seat of Douglas County**

Partner with Douglas County, the Douglas County School District, and Douglas County Libraries, on maintaining their offices in Downtown Castle Rock, keeping County services centrally located for residents.

Principle ID-6: **A community recognized for and enhanced by its natural environment and scenic vistas**

Reduce negative impacts to environmentally sensitive areas as part of new capital projects.

Replace trees and other significant vegetation displaced by development, disease or other causes and create a formal urban forestry or similar program to manage the Town's tree canopy.

Preserve and protect natural floodplains by mitigating development impacts and establishing reasonable buffers for public safety and environmental enhancement.

Enforce Town codes and policies regarding protection of open spaces, skylines and ridgelines.

Principle ID-7:

Highly accessible and well-distributed system of parks, recreation facilities, open space and trails

Accept donations of property, trail easements, or rights-of-way where appropriate, particularly where “gaps” in the system exist.

Monitor standards for open space dedications and update as needed.

Locate trails and drainage improvements to ensure alignments minimize negative impacts to sensitive areas and provide opportunities to minimize dependence on vehicle use.

Acquire trail and floodplain easements or rights-of-way to provide for a linkage between the Town of Castle Rock and surrounding recreational resources.

Work with community partners and volunteers on strategic projects to leverage available resources for parks, open space and trails.

Principle ID-8:

Strong and compatible architectural character with new development and redevelopment projects

Require strong architectural requirements.

Use design guidelines in addition to codes, as amended and adopted by Town Council from time to time, for all new or renovation projects.

Require new development to take architectural compatibility into consideration when designing or redeveloping properties.



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

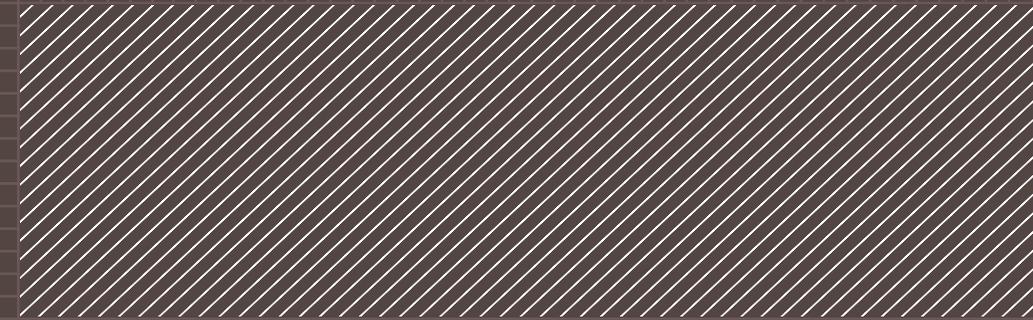
TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



RESPONSIBLE GROWTH

Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing Town character, distinct Town identity and to ensure we remain a vibrant freestanding community within the region.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Responsible Growth:

Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing the Town's own character, maintaining a distinct identity and ensuring we remain a vibrant freestanding community within the region.

Principle RG-1:

Active participation in local and regional discussions surrounding growth and development

RG-1.1: LOCAL GOVERNMENTS

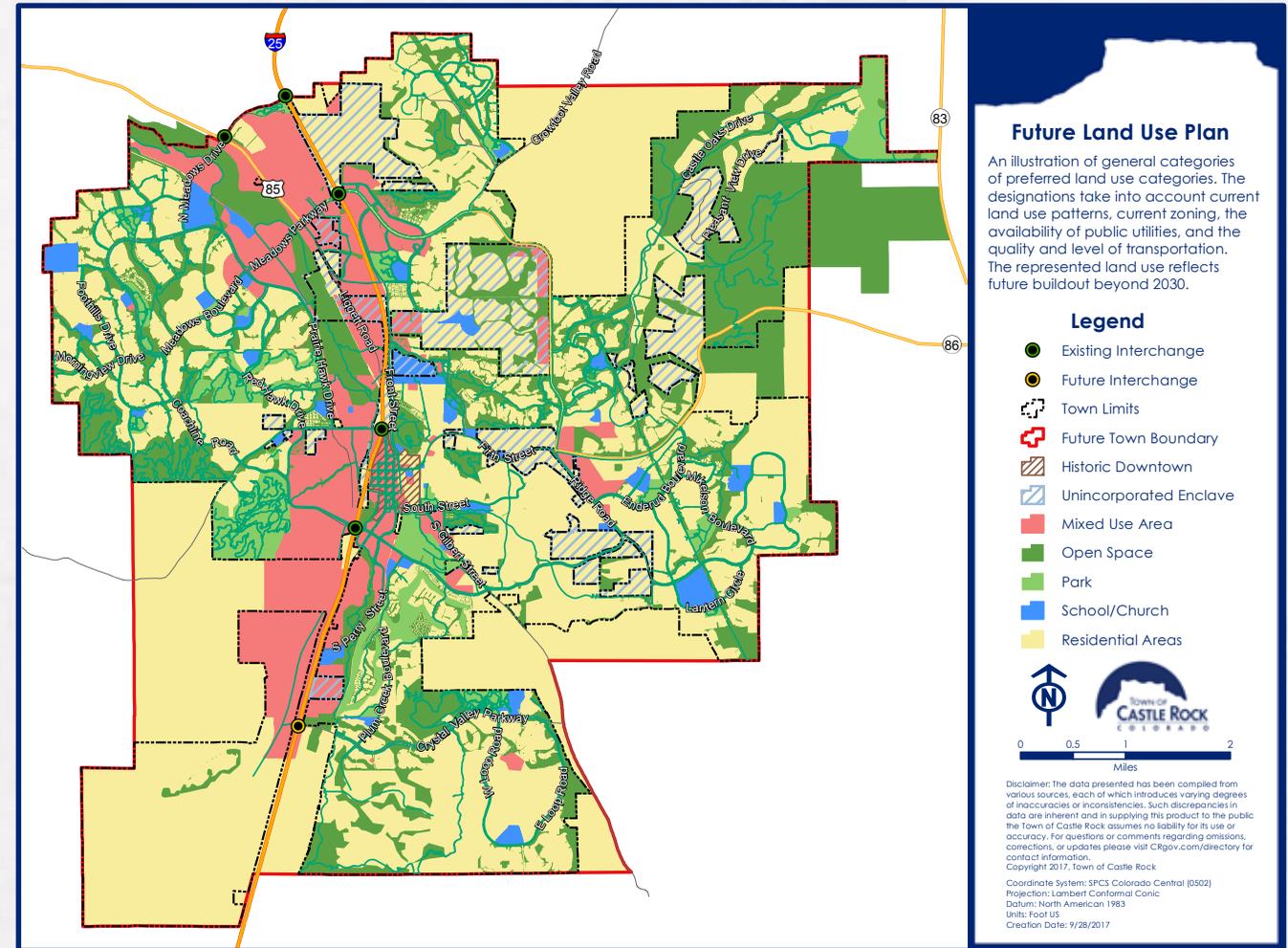
Continue to collaborate with Douglas County, Lone Tree, Castle Pines, Parker and other local governments on growth and development issues of significance to the Town, such as land use, transportation, recreation and water resources, particularly within Castle Rock's planning influence area. Work to obtain buffers or non-urban/rural development areas along the boundaries of the Town.

RG-1.2: REGIONAL PLANNING

Collaborate with the Denver Regional Council of Governments (DRCOG), Colorado Department of Transportation (CDOT), South Metro Water Supply Authority and other partners on regional planning initiatives.

RG-1.3: LAND USE AGREEMENTS

Consider reinstatement of the County / Town Intergovernmental Agreement, or a similar agreement to ensure the Town remains a physically separated urban-level community with buffers to surrounding land uses and to promote location of urban development only in areas designated for urban growth and served by Town services.



See a larger version of this map on page 75.

Principle RG-2:

Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner.

RG-2.1: CASTLE ROCK ANNEXATION AREAS

Limit consideration of petitions for annexation to areas with the potential for growth in a fiscally and environmentally sound manner, as consistent with the goals and policies of this Master Plan. Creation of Area Plans will assist with clearly defining the need for annexation. Annexation requests must take into consideration the following items:

2.1a - Is a logical extension or infill of Town boundaries.

The pattern of proposed growth extends outward from the existing Town limits in an appropriately phased manner.

2.1b - Has demonstrated a significant benefit to the Town.

Tangible and intangible benefits may include: sales tax generation, employment base expansion, surplus water rights acquisition, public transportation opportunities, logical infill of properties already surrounded – or partially surrounded – by the Town boundary, unique open space or recreation amenities for the Town, housing opportunities for the elderly or other special populations, and utility or service upgrades of benefit to other areas of the Town.

2.1c - Will be provided with adequate urban services

Services must be capable of being integrated into the Town's existing or planned utilities, renewable water resources, transportation, public safety, parks and recreation and general services systems in a financially responsible manner. Discourage urban development in areas outside Town boundaries that would require Town-financed capital improvements and/or urban service extensions unless a compelling benefit to the Town can be demonstrated.

2.1d - Is fiscally responsible.

The fiscal impacts of extending and providing Town services over the life of the development should be weighed against the anticipated tax and other revenues generated from the proposed development. Infrastructure improvements should not be planned, constructed or funded in a manner that will impose an unreasonable level of public or private debt, relative to realistic build-out as based upon demographic and growth projections annually approved by the Town, or under terms which exceed the life cycle of the improvement(s).

The proportionate costs of all on- and off-site capital improvements needed to accommodate proposed development should be absorbed by the development. Phasing plans are required to mitigate service impacts to the Town. If necessary to offset service costs until an adequate tax base is in place, the developer is required to provide service fees and/or facility maintenance subsidies.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

2.1e - Conveys to the Town all water rights appurtenant to the ground at time of annexation.

In accordance with existing Town ordinances and policies in effect at time of annexation petition, the annexor shall convey to the Town the required water rights at time of annexation. All conveyed water rights must be of sufficient quantity and quality as determined by the Town.

2.1f - Secures renewable water to 100 percent of the expected development on the annexed area

In accordance with existing Town ordinances and policies in effect at the time of annexation petition, the annexor will work with the Town to identify and secure funding for a renewable water supply capable of providing renewable water for 100 percent of the expected development.

RG-2.2: ANNEXATION OF INFILL AREAS

Consider the annexation and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town. Require infill areas annexed to the Town to connect to Town water and sewer utilities and upgrade to Town streets, drainage and other standards at time of development. Ensure the intensity of development for infill annexations can be accommodated in the most current version of the long-term renewable water plan. With the exception of life safety system upgrades, phasing of connections and upgrades may be allowed for partially or fully developed infill areas. The goal is to encourage compact development that creates a contiguous municipal boundary.

RG-2.3: ANNEXATIONS FOR NON-URBAN PURPOSES

Annexations may be pursued by the Town for purposes other than urban development, such as securing land use control over open space areas. Annexations for open space shall include legal instruments prohibiting future urban development.

Principle RG-3:

Cohesive neighborhoods, with a mix of land uses that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community while creating a place where people can live, work, and play.

RG-3.1: COMPLETE NEIGHBORHOODS

Encourage the development of complete residential neighborhoods that provide residents with a full range of services and amenities that include schools, parks or other recreation facilities, open space, community centers or neighborhood shopping.

RG-3.2: MIXED-USE CENTERS

Encourage the distribution of a full range of retail, service, and office uses throughout the Town. Preference should be given to mixed-use development within the Downtown Overlay District. These may include convenience, neighborhood, community and regional commercial centers and housing to satisfy the needs of people who live and work in Castle Rock, as well as travelers and visitors. Neighborhood centers should be located within, or close to, residential neighborhoods.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy



RG-3.3: MIX OF HOUSING OPTIONS

Encourage a variety of housing options to provide a balanced mix of single family detached, single family attached and multifamily units with an increase in density within the Downtown Overlay District or in the Interchange Overlay Districts.

RG-3.4: EXISTING HOUSING STOCK

Promote the conservation and rehabilitation of existing housing stock in established parts of the community, specifically within the Craig and Gould's neighborhood, through use of grants and Historic Preservation programs.

RG-3.5: PEDESTRIAN AND BICYCLE ORIENTATION

Encourage development patterns that create efficient and complimentary relationships between residential uses, transportation facilities, and public and private services. Provide pedestrian and bicycle trails that link neighborhood amenities to allow safe and convenient access for all residents.

RG-3.6: SCHOOL FACILITIES

Collaborate with the Douglas County School District to ensure that school facilities are designed to provide convenience, connectivity between neighborhoods, schools and community facilities and ensure maximum pedestrian safety and accessibility.

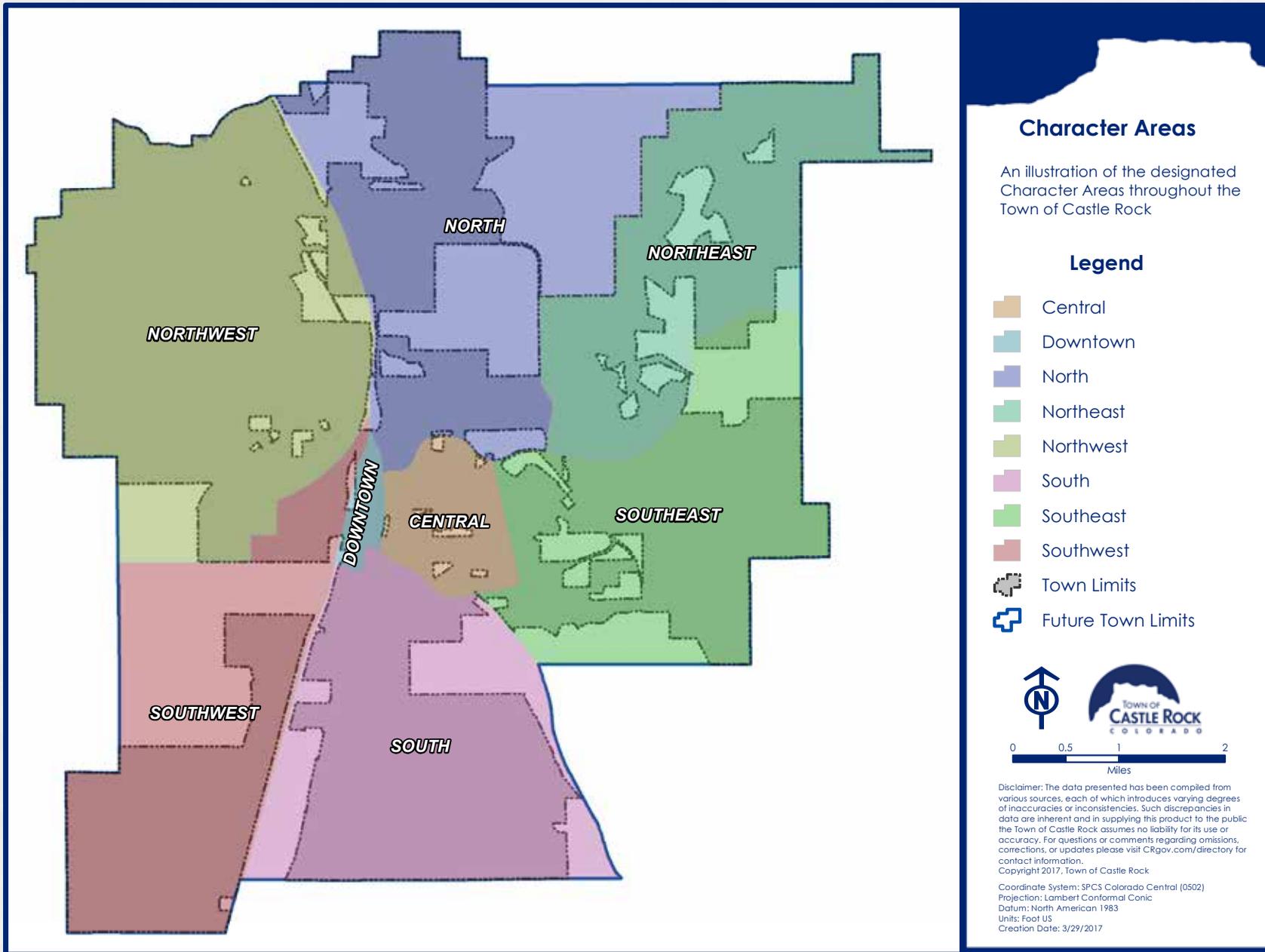
RG-3.7: COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Encourage the development of commercial and industrial uses where:

- Adequate transportation facilities exist, or are planned, to accommodate the activities expected on the site, and that distribute traffic impacts on more than one route.
- Proposed uses can be integrated with existing uses and would not create unacceptable nuisances due to the nature of the use or activity.
- Conflicts between truck traffic and pedestrians can be minimized.
- New development can be integrated with adjacent sites using common access points, unified architectural design and signage.

RG-3.8: AREA/CHARACTER PLANS

Create a series of area plans to reflect the diversity of our community and the variety of environmental, topographical and unique neighborhood characteristics. Encourage infill development that is sensitive to the scale and character of the surrounding neighborhoods. Please see Character Areas map on opposite page.



See a larger version of this map on page 82.

Principle RG-4: Orderly, cost-effective, equitable and fiscally responsible growth

RG-4.1: ADEQUATE PUBLIC FACILITIES

Locate urban development only in areas where basic services such as water, sewer, renewable water resources, emergency police and fire protection, transportation facilities and schools can be efficiently and economically provided. Work with Douglas County to ensure urban levels of public facilities occur within Town boundaries.

RG-4.2: EFFICIENT GROWTH

Build future capital improvements and public services to benefit existing and future residents in the most effective manner, and provide the greatest opportunity for immediate and near-term commercial and employment development.

RG-4.3: AGREEMENTS WITH DEVELOPERS

Honor the Town's existing contractual obligations regarding development. Where necessary, pursue modifications to these contracts that more effectively implement the Master Plan.

RG-4.4: FISCAL RESPONSIBILITY

Continue to require that new development pay its fair and proportionate share of the cost of services or infrastructure or renewable water resources needed to support the development to ensure that development pays for development.

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Principle RG-5: Infill development that is sensitive to the scale and character of the surrounding neighborhoods

RG-5.1: SCALE AND CHARACTER

Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions.

RG-5.2: BUFFERS AND MITIGATION MEASURES

Incorporate appropriate buffers or other mitigation measures such as, but not limited to, landscape screening, fencing or walls between residential areas and other land use activities to minimize noise, traffic or other conditions that may pose a nuisance or danger to residents.

Principle RG-6: Promoting compatible downtown development

RG-6.1: INTEGRATION WITH EXISTING CHARACTER

Honor Castle Rock's multitude of existing historic structures and historic street grid pattern while introducing new infill projects that offer retail, office, residential, and civic uses that promote current design elements. The mixture of uses will encourage continued vitality in the Downtown core.

Principle RG-7: An integrated multimodal transportation system that allows for the safe and efficient movement of people and goods

RG-7.1: CONNECTIVITY

Minimize transportation network barriers for all modes including cars, bicycles, pedestrians, freight rail and future transit to enhance connectivity both within Castle Rock and to other parts of the region. Minimize congestion through the balanced distribution of traffic on Town streets.

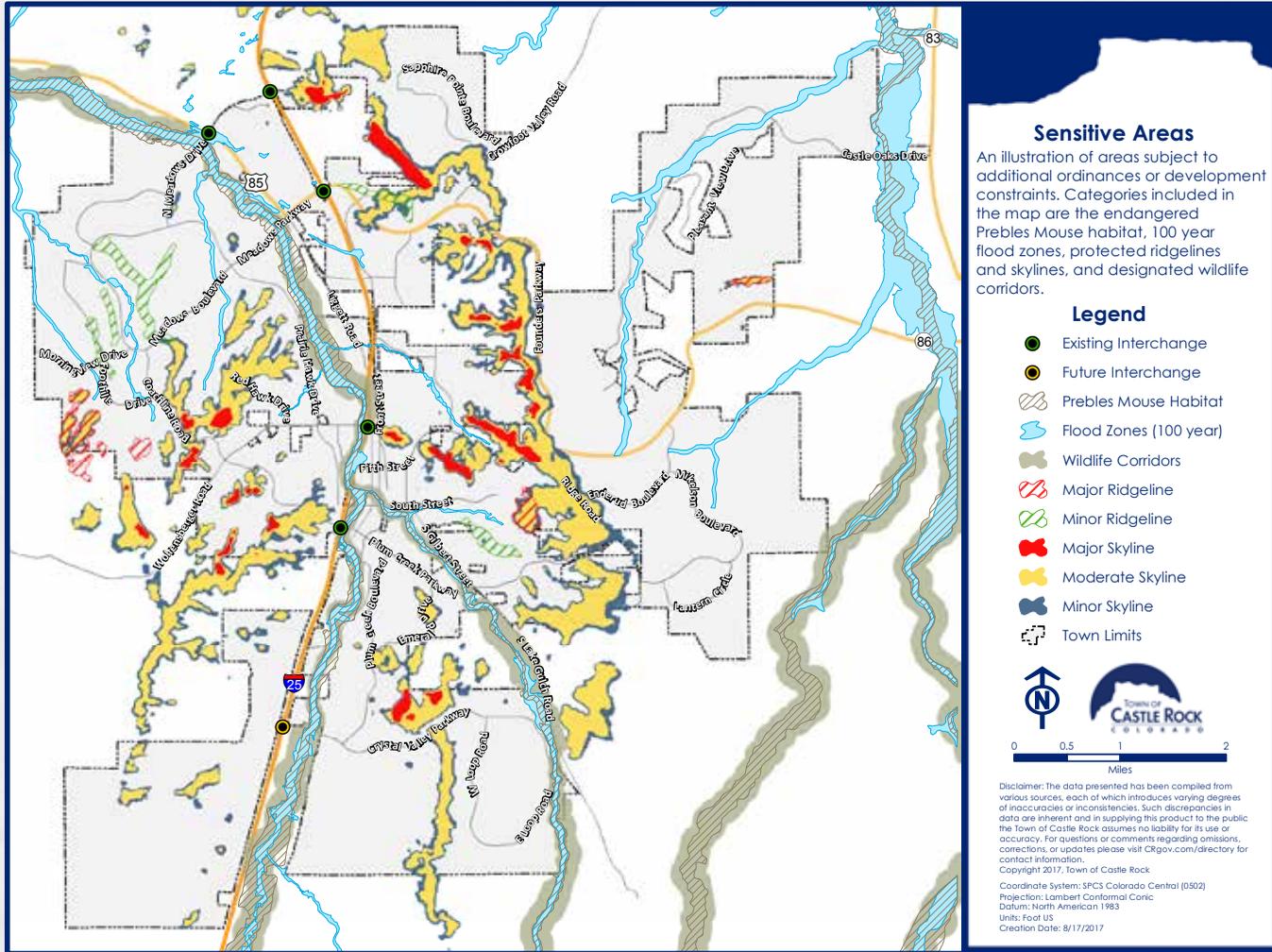
RG-7.2: REGIONAL COORDINATION

Collaborate with Douglas County, Colorado Department of Transportation (CDOT), Denver Regional Council of Governments (DRCOG) and other partners on long-range transportation planning initiatives that impact, or have the ability to facilitate improvements to, the Town's multimodal transportation system.

RG-7.3: RAIL LINES QUIET ZONE

Work with regional partners to secure a quiet zone throughout the Town and to enhance the Downtown character.





See a larger version of this map on page 81.

Principle RG-8:

Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town

RG-8.1: DEVELOPMENT PRACTICES

Encourage the use of environmentally sensitive site planning and building practices in new construction, redevelopment projects and the retrofitting of existing structures. Unique

topographic features, significant vegetation, and key view sheds shall be maintained wherever possible. Promote design, construction and engineering practices that minimize pollution of water resources from non-point sources (pavement and agricultural land water run-off) and point sources (discharge linked to a specific source). Restrict land uses and activities where a significant risk to life and property exist, as in areas of floodplain, geologic hazard, excessively steep slopes, and along protected ridgeline/skyline areas.

RG-8.2: OPEN SPACE AND NATURAL AREAS

Plan and provide for high-quality open space areas to accommodate community events, active and passive recreation, trail linkages and natural buffers.

RG-8.3: MUNICIPAL FACILITIES

Take steps to reduce water and energy usage in existing municipal buildings and facilities, and to maximize energy and water efficiency in the design and construction of new facilities.

RG-8.4: RENEWABLE ENERGY

Facilitate, where appropriate, renewable energy usage and production in new development and the retrofitting of existing development.

RG-8.5: ENVIRONMENTAL STEWARDSHIP

Continue to promote a more sustainable Castle Rock through programs that encourage recycling and water and energy conservation. Increase public awareness through other initiatives that promote responsible stewardship of the Town's natural resources.

RG-8.6: HABITAT MANAGEMENT

Work closely with the Colorado Parks & Wildlife to identify and protect the habitats of threatened and endangered species in and around Castle Rock, using open space as a tool to connect wildlife habitat and movement corridors where appropriate.

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

RG-8.7: AIR QUALITY

Cooperate in regional, state and national efforts to meet national air quality standards by using, at a minimum, standards established by the Regional Air Quality Council (RAQC). Explore opportunities to reduce emissions through other steps.

RG-8.8: NIGHT SKIES

Limit impacts resulting from excess light by encouraging development to conserve energy and improve the view of the night sky. Encourage the use of efficient lighting control to minimize light trespass and pollution, and reduce glare.

RG-8.9: WILDLAND URBAN INTERFACE

Improve public awareness of the potential dangers of developing within the Wildland Urban Interface (WUI) and educate applicants and residents about the types of measures they can use such as building and site design, access, maintenance and other mitigation measures to protect themselves, their property and their communities.

Principle RG-9:

Continue to secure a renewable water supply to serve the long-term needs of the community

RG-9.1: WATER RIGHTS

Fully develop and use the Town's water rights. Carefully evaluate water rights dedication and renewable water resources (both actual conveyances and contract provisions) in conjunction with any new or amended planned development to ensure renewable water supply for existing community and entitlements and 100 percent renewable water for new annexations and entitlements, and enclaves consistent with the Water Resources Strategic Master plans.

RG-9.2: DEMAND MANAGEMENT

Reduce peak demand through encouraging water-efficient use of resources and managing time of use. Identify and plan for infrastructure investments needed to manage demand during peak usage periods.

RG-9.3: GROUNDWATER SUPPLY

Continue to maintain and develop the Town's groundwater supply to meet the demands of continuing growth in the short term and to provide reliability and drought protection in the long term.

RG-9.4: WATER CONSERVATION

Implement water conservation principles related to landscape design and installation. Continue to manage peak demands in accordance with the Town's Water Use Management Plan.

RG-9.5: WATER REUSE

Recover and reuse treated wastewater for all water rights where the Town has the legal right to use that water to full consumption as a key part of the long-term renewable water supply strategy.

RG-9.6: LONG-TERM IMPORTED RENEWABLE WATER SUPPLIES

Actively participate in the WISE Partnership, working with other South Metro water providers to reach an overall water supply mix of renewable and reusable water that is consistent with the Water Resources Strategic Master Plan. Other long-term water supply projects with imported renewable water supplies may be considered.

RG-9.7: STORAGE

Develop a mix of reservoir storage and aquifer storage to provide supplies for peak demand and drought protection.



Implementation

Principle RG-1:

Active participation in local and regional discussions surrounding growth and development

Update the Town's Urban Growth Boundary. Continue analysis and possible expansion of the designated Urban Center, as well as the potential designation of additional Urban Centers in Castle Rock.

Meet regularly with Douglas County and surrounding communities to discuss development in communities and work to achieve a non-urban buffer along the Town's boundary.

Principle RG-2:

Annexation of areas with the potential to accommodate growth in a financially and environmentally sound manner

Present fiscal impact analyses for future build-out scenarios, to ensure that development patterns can be serviced in a fiscally responsible manner.

Principle RG-3:

Cohesive neighborhoods, with a mix of land uses that offer a variety of lifestyle options for Castle Rock residents and meets the short- and long-term needs of the community

Collaborate with the Douglas County Housing Partnership to require workforce and senior housing projects.

Adopt code adjustments to encourage mixed-use zone districts and design standards as an alternative to the planned development process, similar to the adopted Interchange Overlay Zone.

Develop design guidelines and standards for commercial and industrial areas, addressing considerations such as architectural character, site layout, access, lighting, signage, parking, streetscapes and public areas of residential development.

Principle RG-4:

Orderly, cost-effective, equitable and fiscally responsible growth

Ensure development at urban level densities remains within incorporated areas through mutual cooperation with Douglas County.

Establish costs for both capital and operating charges to provide services beyond the Planned Service Area boundaries.

Conduct annual review and update of system development fees, or other tools as appropriate, to adequately fund total development costs for improvements to and maintenance of the integrated water, wastewater and urban drainage and acquisition of needed renewable water resources.

Monitor the Town's current system of impact fees to ensure that exactions imposed on private property are adequate to mitigate the measurable impacts of development on the community.



Principle RG-5:

Infill development is sensitive to the scale and character of the surrounding neighborhoods

Identify existing areas for potential redevelopment and reuse programs using the Urban Renewal Authority and Downtown Development Authority Programs.

Create infill compatibility standards to guide the design and intensity of future infill development outside of the Downtown area.

Principle RG-6:

Promoting compatible Downtown development

Preserve historically significant structures.

Incorporate new architecture that is current to the era that also blends with the existing structures.

Principle RG-7:

An integrated multimodal transportation system that allows for the safe and efficient movement of people and goods

Update the Five-year Capital Improvement Program(CIP) for the design and construction of all transportation projects including development, capital and maintenance costs that seeks to minimize life-cycle cost.

Implement multimodal infrastructure and services for high-congestion areas.

Identify and construct Park-n-Ride locations in cooperation with the regional development of transit facilities.

Create opportunities for coordination on regional transportation issues.

Define key roadways, parking locations, transit corridors, transit stops and Park-n-Rides, railroad crossings and corridors and bicycle/pedestrian facilities, for both existing and proposed future conditions.

Review and update curb and sidewalk requirements as needed to provide reasonable flexibility for outdoor seating and pedestrian circulation in Downtown and other activity centers.

Principle RG-8:

Protection of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town

Require permitted floodplain uses, including public facilities, that serve such uses, to be protected against floods through the uses of freeboard, buffers, flood proofing and other protective measures at the time of initial construction or reconstruction.

Adopt the Wildland Urban Interface Code as amended and continue to work with residents and business owners to encourage them to take steps to reduce risk on their properties.

Participate in periodic updates to the Douglas County Hazard Mitigation Plan to ensure it reflects current best practices for mitigating hazards throughout the district.

Require an environmental audit of lands being proposed for public dedication, including all open space, park, school and rights-of-way, to ensure that they are free of environmental hazards and to ensure that the Town will not be liable for any future cleanup.

Develop and administer adequate mitigation measures for noise, odor, air, water or light pollution and other nuisances.

Monitor the impact of the Town's Project Green initiative and make this information readily available on the Town's website.

Principle RG-9:

Continue to secure a renewable water supply to serve the long-term needs of the community

Continue to work toward completion of the Town's Legacy Water Projects to help Castle Rock achieve its renewable water supply target.

Evaluate potential cost and water savings associated with the water efficiency activities identified as part of the Water Efficiency Master Plan.

Continue to market conservation education efforts to the community and offer incentives and rebates on a limited basis.

Continue to provide public education on nonpoint source pollution to reduce the risk of water quality impairment and high costs for water treatment.

Continue to monitor water rates and fees on annual basis and adjust as needed.



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

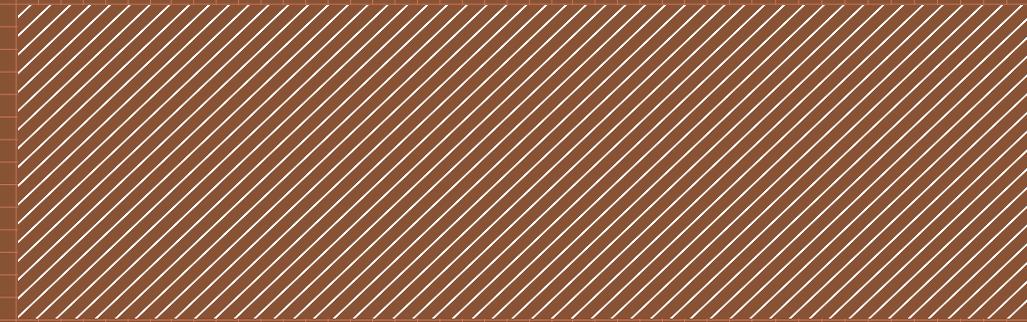
TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



COMMUNITY SERVICES

Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Community Services

Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.

Principle CS-1: Outstanding community police and fire services

CS-1.1: EMERGENCY SERVICES

Maintain levels of police and fire protection and emergency services to serve the community. Evaluate the need for constructing and staffing additional fire station facilities based on growth and demand for services.

CS-1.2: EMERGENCY NEEDS EVALUATION

Review development proposals to determine proximity to police and fire protection facilities, adequacy of access, resulting response times, reduction on current resources and specific service requirements. New developments are expected to provide police and fire station facilities, equipment and water facilities for protection relative to the level of development being served.

CS-1.3: EMERGENCY COOPERATION

Continue to cooperate with nearby police and fire protection emergency response districts and departments in such areas as communications, mutual aid and training.

CS-1.4: EMERGENCY PREPAREDNESS

Support education and outreach efforts within Town departments and in the community to increase awareness of procedures for incident management involving all threats and hazards.



CS-1.5: SAFETY SERVICES

Provide for the safety and welfare of both the residents and visitors of the Town of Castle Rock utilizing effective community policing philosophies.

Maintain a commitment to partnering with the community to improve quality of life, and provide excellence in police and fire services.

CS-1.6: ENVIRONMENTAL DESIGN

Seek a balance between safety concerns and design amenities such as landscaping, buffering, fencing, lighting and related visual and use issues to help ensure proper emergency response times.





CASTLE ROCK
POLICE DEPARTMENT
MUNICIPAL COURT
100 PERRY STREET

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Principle CS-2:

Superior community facilities and levels of customer service

CS-2.1: SERVICE AREAS

Direct development where it can be efficiently served by transportation, water, wastewater, storm drainage, parks and recreation, police and fire emergency services and any other public facilities and services required by the Town.

CS-2.2: CAPITAL IMPROVEMENTS

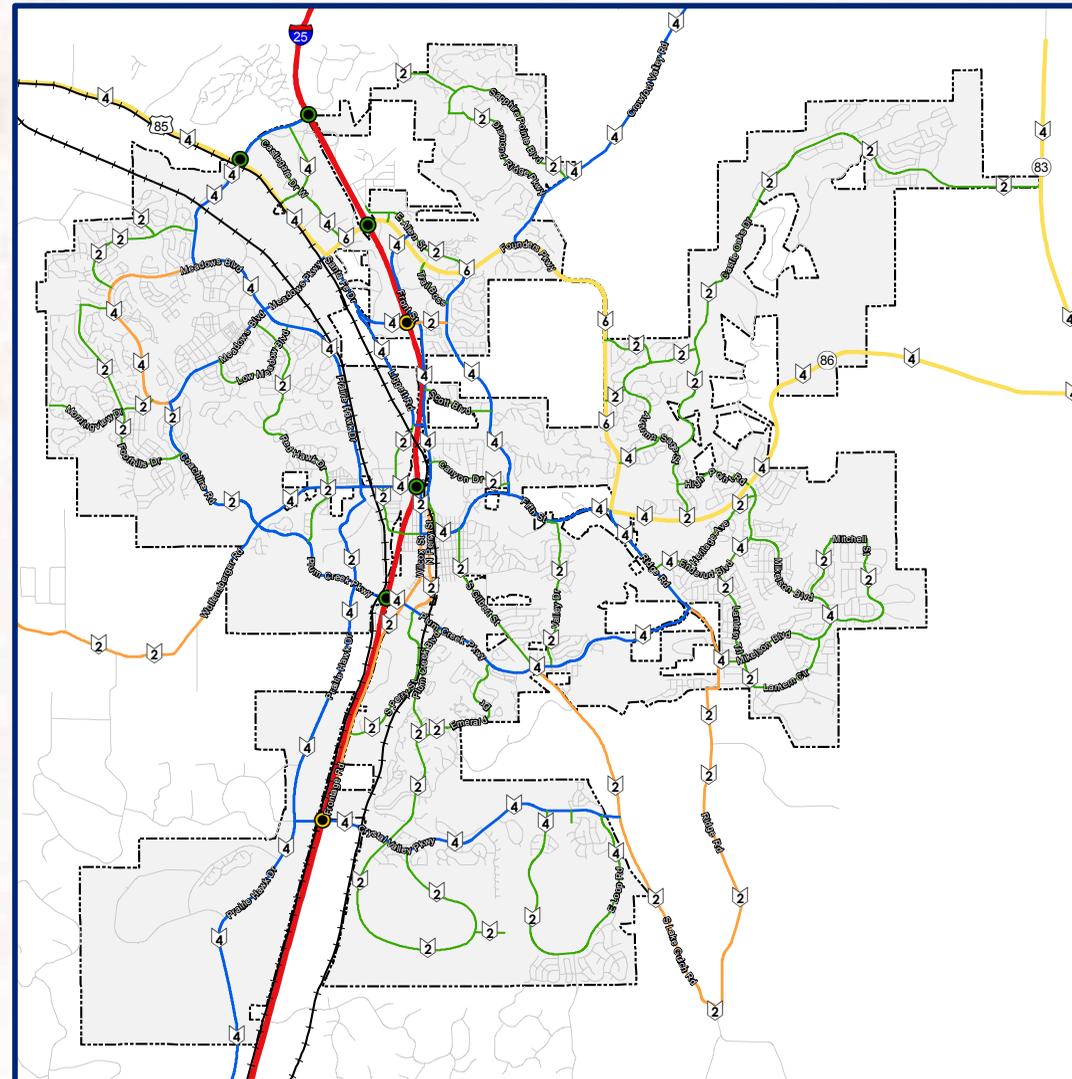
Concentrate future capital improvements and service delivery systems to benefit existing and future residents in the most effective manner.

CS-2.3: COORDINATED PLANNING

Facilitate communication and the sharing of projections related to the amount and location of new growth with internal departments as well as with partner agencies and service providers, such as the Castle Rock Economic Development Council, Douglas County School District, Douglas County Libraries and Colorado Department of Transportation (CDOT), among other affiliate agencies.

CS-2.4: UTILITY PLANNING

Coordinate the location of gas, electric, communication lines, water, wastewater, stormwater utility locations and Internet fiber with partner agencies and service providers to ensure proper location with respect to long-range planning efforts and alignment with existing and future rights-of-way.



Planned Roadway Network

An illustration of designated highways, arterial routes, and collector streets within and around the Town. Labels indicate the number of through lanes planned for each road.

Legend

- Town Boundary
- Interstate
- State Highway
- Major Arterial
- Minor Arterial
- Collector
- Local Roads
- Railroad
- Existing Interchange
- Future Interchange
- Through Lanes



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Feet US
Creation Date: 11/21/2017

See a larger version of this map on page 78.

CS-2.5: COMMUNICATION TECHNOLOGIES

Accommodate, where appropriate, community and regional telecommunications facilities to serve the needs of citizens, businesses and government while minimizing any negative environmental or aesthetic impacts associated with telecommunications facilities.

CS-2.6: SERVICE LEVELS

Monitor the overall satisfaction of Castle Rock residents with Town-provided infrastructure and services, and continue to refine and improve levels of service and maintenance programs over time.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Principle CS-3: Efficient high-quality water, wastewater and stormwater systems

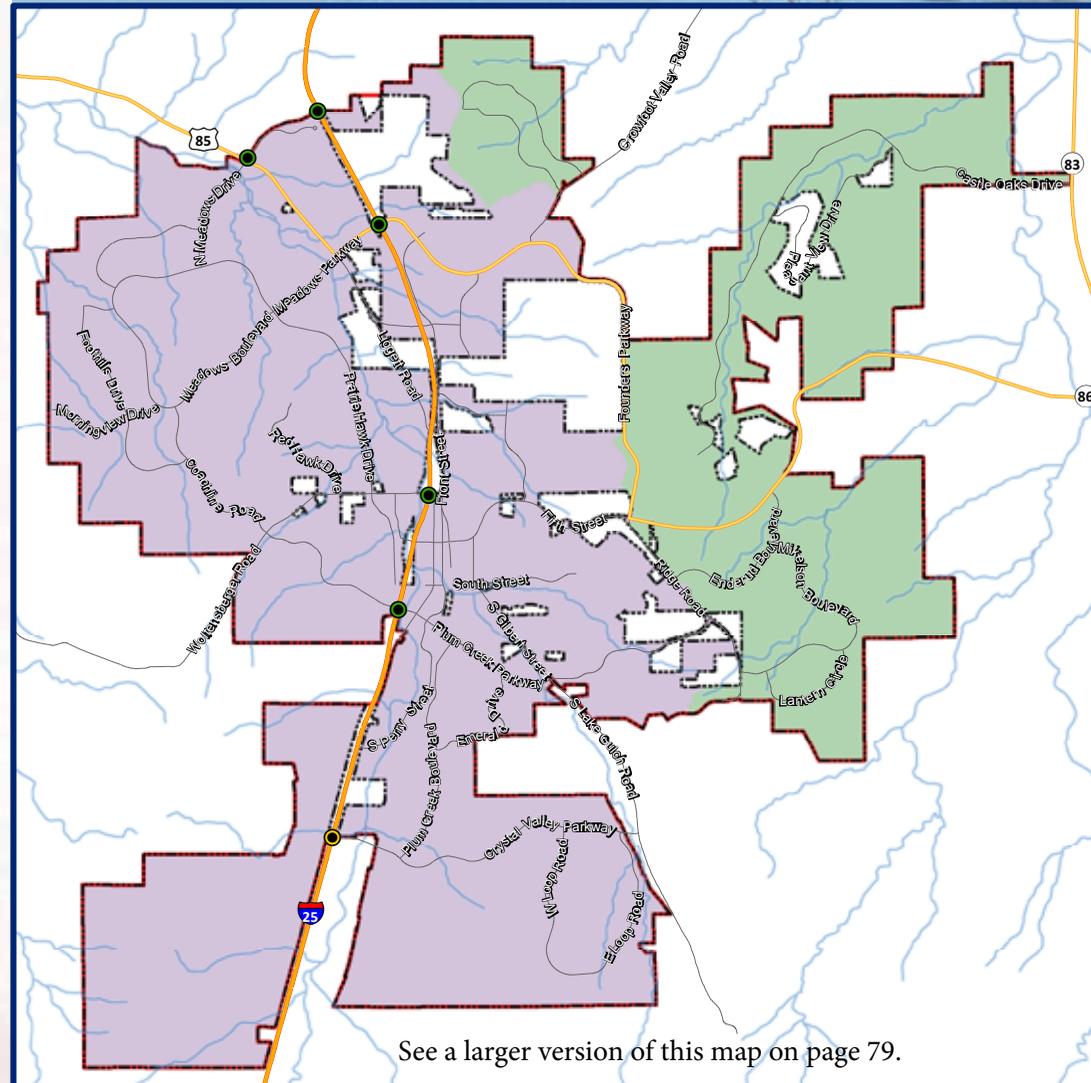
CS-3.1: SERVICE AREAS

Consider service extension capabilities within the Planned Water and Wastewater Service Area boundaries as defined by the Water Facilities Master Plan and Wastewater Management Plan. Coordinate new developments with ultimate system build-out plans to promote orderly and efficient development.

Principle CS-4: Enhanced access to health and human services

CS-4.1: LONG-RANGE PLANNING

Assist in planning for additional medical and related health care facilities and human services programs to meet the community's needs by making relevant land use information and up-to-date demographic, socioeconomic and transportation data available to health care and other service providers.



Water Service Area

The Town of Castle Rock Utilities Department supports a total service area of 38.2 square miles.

Legend

- Town Limits
- Water/Sewer Service Area
- Plum Creek/Chatfield Basin
- Cherry Creek Basin
- Drainages
- Existing Interchange
- Future Interchange



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock
Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 9/20/2017

See a larger version of this map on page 79.

Principle CS-5:

Outstanding education, health and parks and recreation facilities to further a healthy lifestyle

CS-5.1: SUPPORT EDUCATION FACILITIES AND SERVICE

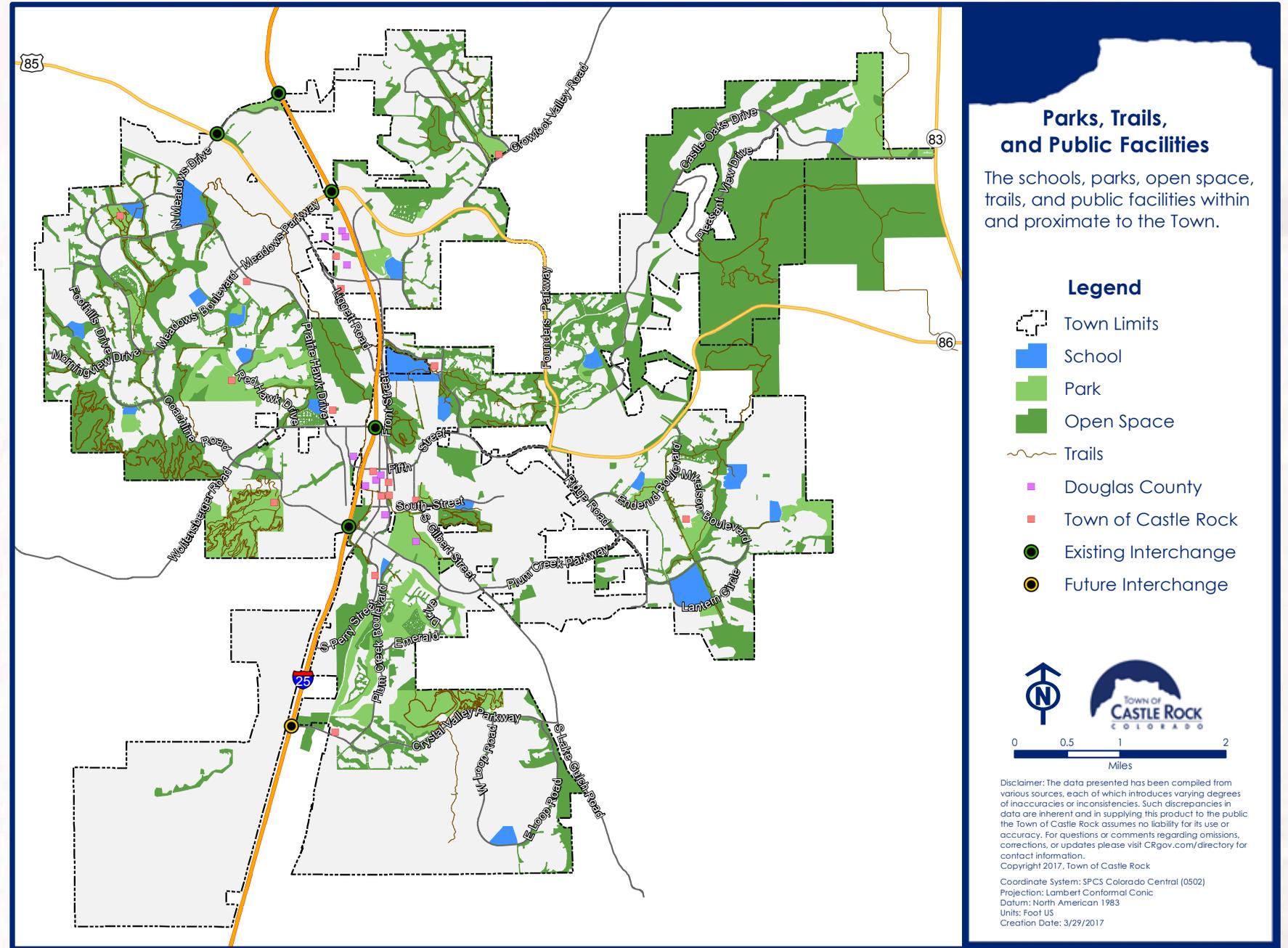
Continue to coordinate efforts with Douglas County School District in building new schools and aiding in improving existing schools. Encourage the creation of higher education facilities to offer Town residents opportunity for professional advancement. Strive to develop joint school/park facilities when feasible. Work with the Douglas County Libraries on opportunities to encourage literacy and lifelong learning.

CS-5.2: HEALTH CARE FACILITIES AVAILABLE TO ALL TOWN RESIDENTS

Maintain support of the Castle Rock Adventist Hospital campus and associated medical offices while encouraging new health care facilities to open in Castle Rock. Add facilities and programs to provide a free option for physical fitness to Town residents.

CS-5.3: PARKS AND RECREATION FACILITIES

Provide convenient access to recreation resources and open space throughout Town by locating neighborhood parks within walking distance of residents and convenient access to trails. Create sufficient passive open space corridors that are contiguous and integrated into Town and County local and regional trail systems that encourage an active and healthy lifestyle. Provide recreational facilities and programs for Town residents that meet a variety of athletic interests.



See a larger version of this map on page 84.

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Implementation

Principle CS-6: Efficient operation and maintenance of Town facilities

CS-6.1: FISCALLY RESPONSIBLE OPERATION

Operate all Town facilities in a fiscally responsible manner to ensure proper use of Town funds.

CS-6.2: INNOVATIVE AND SAFE BUILDINGS

Ensure facilities are kept in good condition while striving to improve our structures to be technologically advanced, secure, and current in energy efficiency.

CS-6.3: ADEQUATE STAFFING AND FACILITIES

Evaluate need for constructing and staffing new facilities based on community growth and demand for services.

Principle CS-1: Outstanding community police and fire services

Monitor crime rates/target response times identified in individual department strategic plans using defined performance measures to monitor trends and assess future staffing and equipment needs.

Recruit and retain the highest quality police, fire and emergency services employees. Train and develop emergency personnel, and recognize their accomplishments.

Utilize best practices in the delivery of police, fire and emergency services.

Utilize Data Driven Approaches to Crime and Traffic Safety (DDACTS) to reduce the incidence of crime, crashes and traffic violations across the community.

Principle CS-2: Superior community facilities and levels of service

Refine performance levels of service using established performance standards.

Continue to develop mechanisms for reimbursement for oversized and jointly utilized infrastructure.

Principle CS-3: Efficient high-quality water, wastewater, and stormwater systems

Continue to develop/update tools and hydraulic models to update the Water, Wastewater, and Stormwater Master Plans as growth conditions change.

Develop cost estimates for both capital improvement projects and operations and maintenance programs as a basis for input into the rates and fees analysis.

Principle CS-4: Enhanced access to health and human services

Continue to make available information to support the maintenance and expansion of existing health facilities or the attraction of new supporting services within the Town's boundaries.

Continue to collaborate with Douglas County and other specific groups as necessary to support the availability of a range of human services programs to meet the needs of the community.



Principle CS-5: Outstanding education, health and parks and recreational facilities to further a healthy lifestyle

Continue to assist in planning for major medical and related health care facilities by making available to health care providers relevant land use information and up-to-date demographic, socioeconomic, and transportation data.

Continue to require dedication of school sites or payment of cash-in-lieu of land from all development as part of the development approval process.

New residential growth shall continue to pay for its proportionate share of capital costs of new school site acquisition and construction through land dedication impact fee charges or other financing mechanisms as appropriate.

Encourage the creation of public/private partnerships to facilitate educational opportunities for the community.

Collaborate with school district and potential higher educational facilities to ensure that they are designed to provide convenience, connectivity between neighborhoods, schools and community facilities, and ensure maximum pedestrian safety and accessibility.

Ensure that planning areas for park and recreation sites are designated on all new developments that meet the needs of all users.

Principle CS-6: Efficient operation and maintenance of Town facilities

Assess ways in which the Town can operate facilities more efficiently.

Monitor customer services needs and expectations to ensure staff levels are adequate.



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



THRIVING ECONOMY

Our goal is to ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Thriving Economy

Our goal is to ensure Castle Rock will be a self-sufficient community where people can work, live and play, this includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.

Principle EC-1:

Diversification of the local economy through proactive business attraction and retention

EC-1.1: REGIONAL CENTER

Continue to establish Castle Rock as a regional economic center that serves the local population, central Douglas County and I-25 travelers by promoting primary employment and retail and service centers in accordance with the Council-approved Economic Partnership Goals and Policies.

EC-1.2: JOBS/HOUSING BALANCE

Promote a balance of jobs to housing to provide residents the opportunity to live close to where they work. Accommodate a mix of land uses that will allow a full spectrum of service and primary employment opportunities for its residents.

EC-1.3: BUSINESS DEVELOPMENT

Support proactive efforts to attract and retain businesses and target industries that contribute to local economic base diversification, and promote the desired quality of life for Castle Rock residents.

EC-1.4: BUSINESS INFRASTRUCTURE

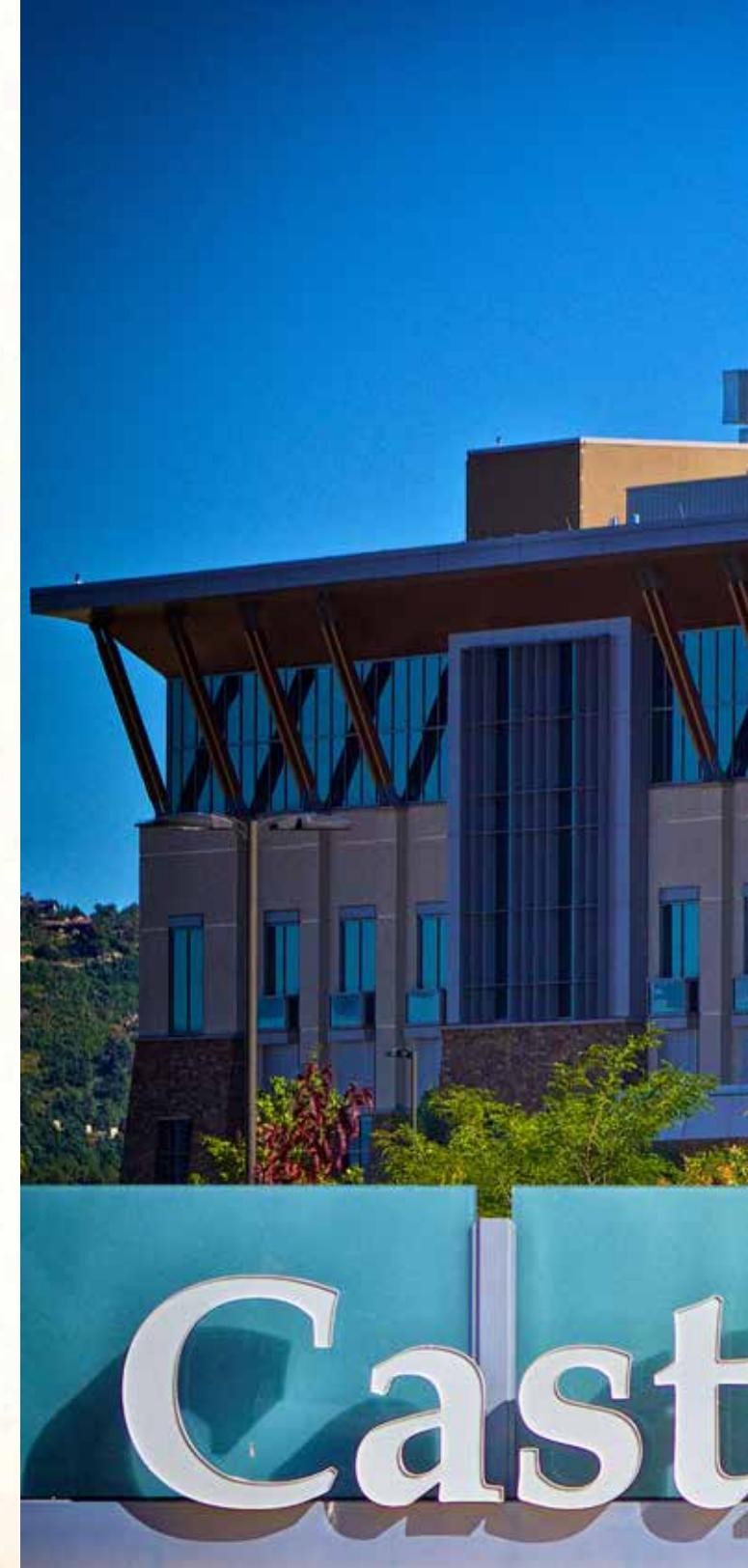
Facilitate the provision of critical business infrastructure such as Internet fiber, roads and utilities necessary to promote economic development.

EC-1.5: HOUSING DIVERSITY

Encourage a mix of housing consistent with the Town's labor and non-labor force populations, recognizing that an imbalance may have adverse economic and long-term fiscal impacts.

EC-1.6: TRANSIT SUPPORTIVE USES

Encourage and locate workforce and senior housing opportunities and other uses where they may be readily served by future transit.





Alexander

2352

Alexander

2352

le Rock Adventist

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Principle EC-2:

An emphasis on business and industry development efforts along the I-25 corridor and in other activity centers

EC-2.1: I-25 CORRIDOR PLAN

Develop and implement an I-25 Corridor Plan to encourage mixed use development with employment- and retail-based development adjacent to the corridor.

EC-2.2: MIXTURE OF USES

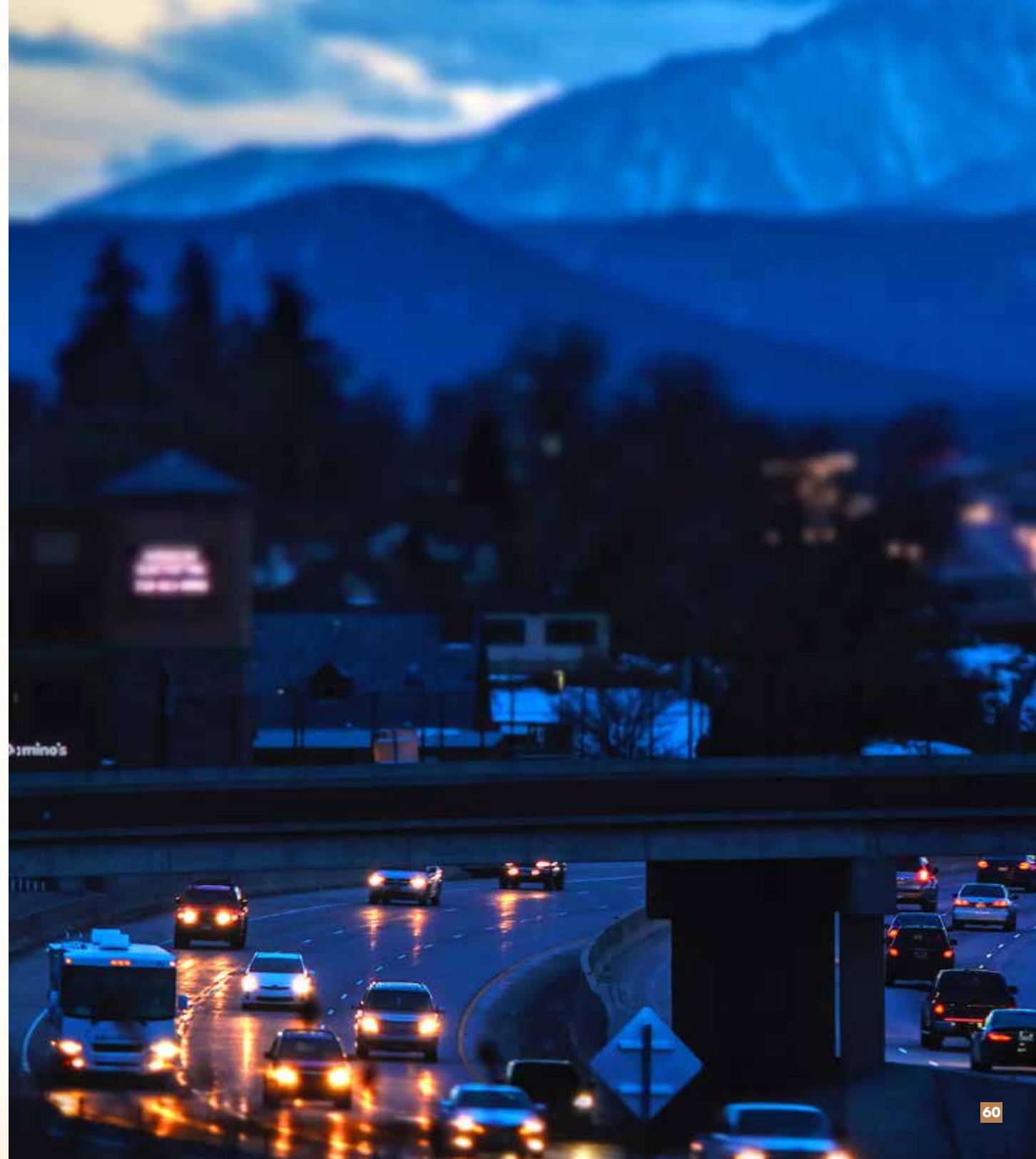
Continue to encourage new development and infill/redevelopment within the Town's I-25 Interchange Overlay Districts and in other activity centers that include a mix of higher intensity employment as well as commercial and residential uses to serve the local community and region.

EC-2.3: CIRCULATION AND ACCESS

Encourage development within Interchange Overlay Districts and other activity centers that supports Town and regional transportation initiatives by incorporating transit solutions, such as park-and-ride facilities and pedestrian/bicycle interconnectivity, into proposed development plans.

EC-2.4: TRANSIT SUPPORTIVE USES

Encourage the development of mixed use transit-oriented development, including promotion of workforce and senior housing options and other mixed use development that will conveniently serve transit facilities.





Principle EC-3: A vibrant Downtown that enriches Castle Rock's sense of community

EC-3.1: DOWNTOWN VITALITY

Support the vitality and ongoing revitalization of Downtown Castle Rock as the main street of Douglas County. Nurture local businesses and foster the creation of a mixed use environment that serves as a center for business and cultural and civic activities; promotes a strong sense of place; and offers a unique lifestyle option within the region. Development shall occur in accordance with the Council-approved Downtown Plan of Development.

EC-3.2: DOWNTOWN HOUSING

Strongly support the incorporation of additional housing options in Downtown Castle Rock, consistent with the Downtown Plan of Development, to ensure a mixed use environment. Promote development activity that encourages 365-day, around-the-clock activity, supports Downtown businesses, and promotes the perception of Downtown as a vibrant and inviting urban neighborhood.

EC-3.3: PUBLIC/PRIVATE PARTNERSHIPS

Seek opportunities for public/private partnerships to encourage ongoing Downtown revitalization efforts.

Principle EC-4: Educational opportunities that meet the changing needs of Castle Rock's residents and business community

EC-4.1: EDUCATION AND TRAINING

Actively pursue activities that have the potential to upgrade the skill and wage levels of the Town's current and future resident labor force. Encourage educational and technical training opportunities for the development and/or upgrade of skills required for employment, advancement and entrepreneurship.

EC-4.2: CONTINUING EDUCATION

Collaborate with higher education institutions, technical schools, and colleges to expand the types of continuing education opportunities available within the Town of Castle Rock.

Principle EC-5: Strong partnerships and collaboration locally and within the region

EC-5.1: ECONOMIC DEVELOPMENT

Collaborate with economic development partners at all levels to actively promote Castle Rock and bring business prospects to the State, region, County and Town.

EC-5.2: BRANDING, MARKETING AND TOURISM

Through the Council-established Economic Development Partnership, continue collaboration with the Castle Rock EDC, Chamber of Commerce, Downtown Alliance and Douglas County to unify community branding and marketing efforts and to support community-wide events.

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan

Principle EC-6: Mixed use neighborhoods that provide a variety of complimentary and compatible land uses

EC-6.1: EFFICIENT AND COST EFFECTIVE URBAN DEVELOPMENT

Accommodate a mix of land uses that encourage vehicular and bike access, a greater overall level of public services, and are more central in the community while maintaining efficiency and cost effectiveness. A blend of higher density residential along with commercial, employment, and industrial uses are preferred in these areas.



Implementation

Principle EC-1: Diversification of the local economy through proactive business attraction and retention

Use the Council-adopted Economic Development Partnership program to prioritize investment in business infrastructure to support an overall economic development strategy.

Consider the overall economic development strategy when reviewing major development proposals.

Use incentives and programs to promote economic development, including, but not limited to, using the Urban Renewal Authority, expediting the development review process, utilizing public-private financing mechanisms and/or applying for development or redevelopment grants.

Principle EC-2: An emphasis on business and industry development efforts along the I-25 corridor and in other activity centers

Develop a Sub-Area Plan for the I-25 Corridor to guide future land use patterns, circulation and access, and public/private investment in the area.

Promote awareness of available development incentives within the I-25 Interchange Overlay Districts.

Continue discussions with regional partners regarding potential transit alternatives.

Principle EC-3: A vibrant Downtown that enriches Castle Rock's sense of community

Target investments in Downtown Castle Rock to support the implementation of the Downtown Plan of Development.

Promote awareness of available development incentives within the Downtown.

Use Tax Increment Finance (TIF) as a tool for Downtown improvements, as appropriate.

Pursue grant funding to develop strategies to address parking needs, way-finding signage and pedestrian and bicycle connections to facilitate Downtown events.

Principle EC-4: Educational opportunities that meet the changing needs of Castle Rock's residents and business community

Work with educational institutions to encourage educational opportunities that maintain and improve the skills of the Town's labor force.

Broaden the scope and scale of the Young Entrepreneurs Academy.

Principle EC-5: Strong partnerships and collaboration locally and within the region

Create a Vision for Castle Rock's tourism, recreational and cultural activities and events.

Develop a unified, positive community marketing and re-branding image, which will enhance the Castle Rock business community's ability to create a strong and healthy local economy.

Seek and maintain strategic relationships/alliances to increase the tax base.

Influence decisions on legislative issues that affect business through the Douglas County Business Alliance, Government Issues Committee and Southern Colorado Business Partnership.

Principle EC-6: Mixed use neighborhoods that provide a mix of complimentary and compatible land uses

Include appropriate neighborhood commercial uses in larger master planned developments.

Market Castle Rock as a regional economic center by facilitating primary employment and the development of employment centers as well as retail and service centers.

Use design guidelines that encourage quality building architecture and site layout.



TOWN OF
CASTLE ROCK
COLORADO

2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



Summary and Moving Forward

Founded in 1874, Castle Rock has a heritage and history that makes it unique among Front Range communities. Ranching, the railroad, clay mines, and rhyolite quarries formed the basis for Castle Rock's early economy, and it has evolved into a bedroom community centered on single family residential building activity, supported by increasing larger retail services. Creeks and gulches meander through the many drainage basins, and Ponderosa Pine and scrub oak cover the landscape. Panoramic views of the Rocky Mountains extend from Pike's Peak north to Long's Peak. Residents and business owners choose Castle Rock for its community identity, small-town character, and natural scenic beauty.

The opening of the Outlets at Castle Rock in 1992 created an economic surge and created a pace of growth still active in Castle Rock today. The goal of the Vision 2030 and the Comprehensive Master Plan is to prepare for future development supporting a self-sufficient community that will remain physically separated from other

communities along the Interstate 25 corridor with a strong employment base and mix of housing options. We envision a Castle Rock in the year 2030 and beyond to be a vibrant and exciting community filled with employment opportunities, continued residential development and a unique Downtown that maintains the history and heritage of our community while attracting visitors to its many businesses and community activities. We strive to maintain and enhance our Four Cornerstones of Distinct Town Identity, Responsible Growth, Community Services, and Thriving Economy. With this plan update as a guiding tool, we hope to continue to achieve our community's goals and vision.

We look forward to the challenges and opportunities that will arise and ask that you join us in this incredible journey.



2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

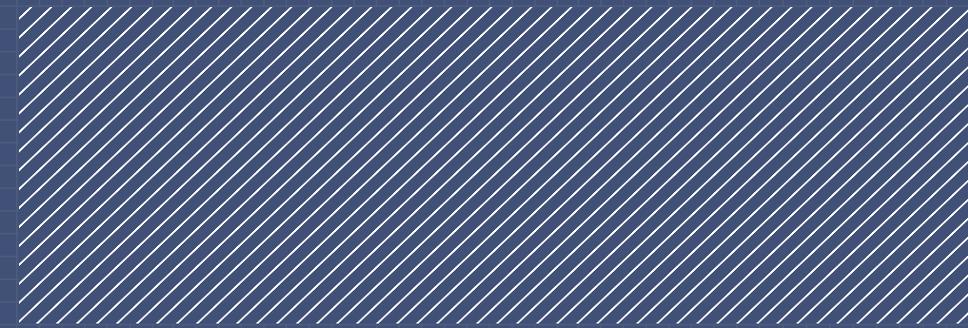
CRgov.com/CompPlan

- 
- 74 Existing Land Use map
 - 75 Future Land Use Plan map
 - 76 Corridors and Buffers map
 - 77 Approved/Potential Development map
 - 78 Planned Roadway Network map
 - 79 Water Service Area map
 - 80 Three-Mile Boundary and Neighboring Municipalities map
 - 81 Sensitive Areas map
 - 82 Character Areas map
 - 83 Historic Landmarks map
 - 84 Parks, Trails and Public Facilities

MAPS DISCLAIMER

The maps on the following pages are conceptual and are intended for planning purposes. They do not show current zoning. Please see the Town of Castle Rock's official website for zoning information.

COMPREHENSIVE MASTER
PLAN MAPS AND
SUPPORTING PLANS



CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

The Land Use Plan

The Land Use Plan and associated Land Use Maps establish a general land use concept for Castle Rock. The Plan and Maps are applied in conjunction with the policies, goals and themes outlined in the Vision 2030 and this Comprehensive Master Plan. The Land Use Plan Map identifies four general land use categories:

Residential Areas

Mixed Use Areas

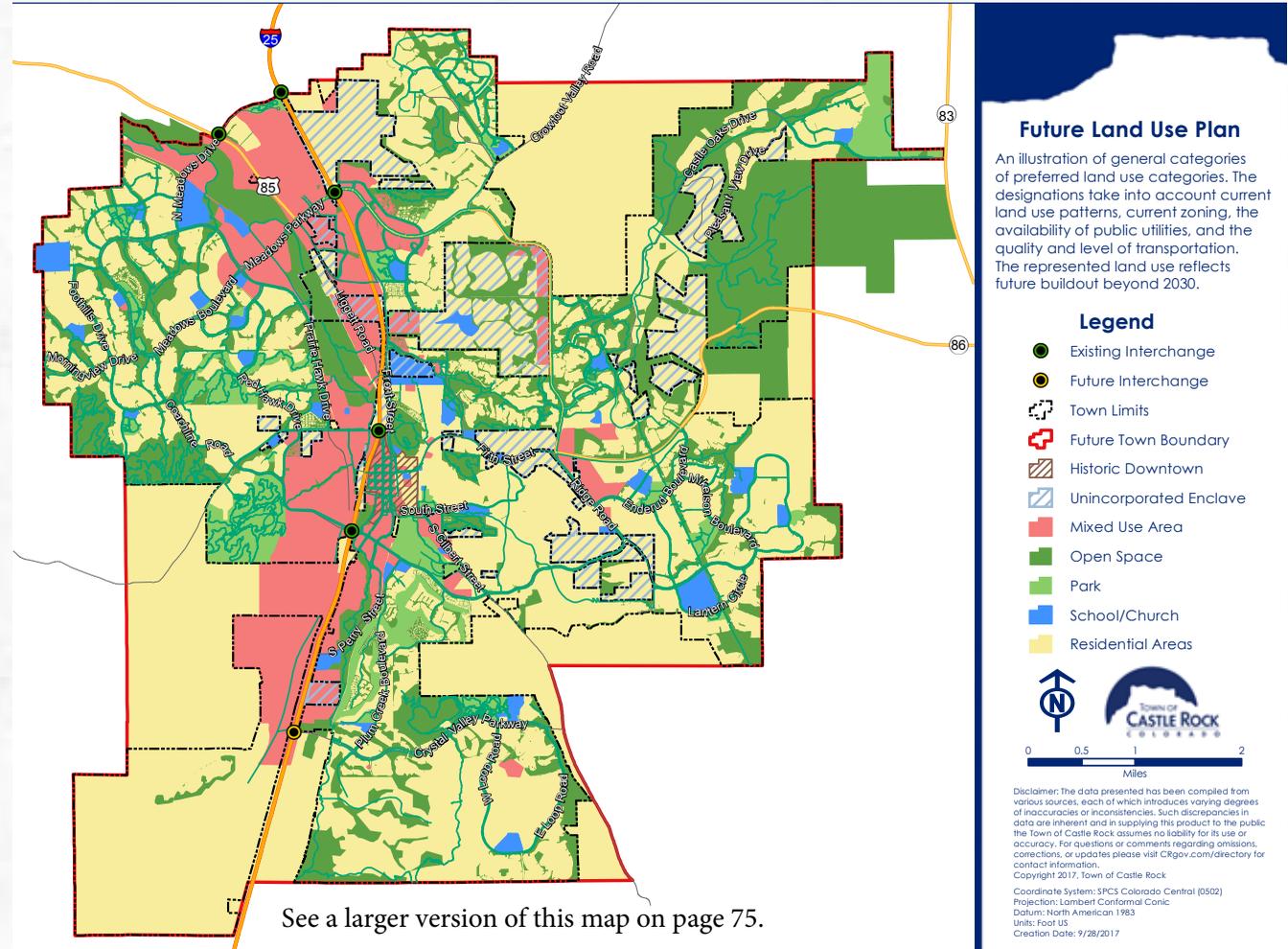
Historic Downtown

Parks and Open Space Areas

The Land Use Plan Map is not a zoning map. The designations take into account current land use patterns, current zoning, the availability of public utilities, water use intensity, impacts to water rights, availability of renewable water resources and surface transportation networks. The underlying assumption of the Land Use Plan Map is that most areas of the community can, and should, accommodate a mix of compatible land uses and activities.

It is intended to serve as a tool for evaluating proposed land uses in relationship to existing conditions on individual sites and with respect to the principles and policies outlined in the Comprehensive Master Plan prior to review, approval or development of an individual parcel.

The following land use categories provide a description of the acceptable land uses and activities that may be appropriate for each of the land use categories shown on the Land Use Plan Map, along with key characteristics and supporting plans and implementation tools applicable to each land use category.



See a larger version of this map on page 75.

	Single Family Detached	Single Family Attached	Multi-Family	Convenience Center	Neighborhood Center	Community Center	Regional Center	Town Center	Office (Freestanding)	Office Park	Industrial Parks	Industrial (freestanding)	Parks, Rec, Open Space	Schools	Fire and Police Station	Water Storage Facilities	Public Works Equipment Storage	Government Offices	Hospital	Churches/Religious Buildings
Residential	X	X	X	X	X	X		X	X				X	X	X	X		X	X	X
Mixed Use Areas		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Historic Downtown	X	X	X	X	X	X			X	X			X	X	X	X		X	X	X
Parks and Open Space Areas													X	X	X	X		X		

Residential Areas

Primary Uses: All residential development, including, but not limited to, single family detached; single family attached e.g. duplexes, triplexes, and townhomes; and, multi-family development.

Supporting Uses: Neighborhood commercial centers, small offices, parks and recreational facilities, open space, schools, fire and police stations, water storage facilities, government offices, hospitals and places of worship.

Characteristics of the Residential Neighborhoods:

Intended to create opportunities for a mix of housing options for Castle Rock residents.

Predominantly residential in character; however, a full range of services and amenities such as schools, parks or other recreation facilities, open space and community centers or neighborhood shopping is encouraged to promote vibrant, livable and self-supporting neighborhoods that allow residents to walk or bicycle to meet many of their daily needs. Includes areas planned for future residential development that are currently part of Douglas County but that would likely be annexed at the time of development.

Mixed Use Areas

Primary Uses: Vary by location, but may include a broad range of land uses with greater intensity than Residential Neighborhood Areas, including, but not limited to: Regional, neighborhood/ community and town centers; freestanding office or industrial, office or industrial parks; and multi-family residential.

Supporting Uses: Single family attached or detached residential, parks and recreational facilities, open space, schools, fire and police stations, water storage facilities, public works equipment, government offices, hospitals, places of worship and transit facilities.

Characteristics of Mixed Use Areas:

Generally located at interstate interchanges, along the interstate corridor, or centrally located within the larger master planned communities.

Intended to accommodate a complementary mix of land uses more intensive than the residential neighborhoods. Includes opportunities for both Greenfield development and infill/redevelopment.

Centrally located in areas with higher levels of public services and vehicular access.

Provides opportunities for three types of commercial centers, based on location and access considerations:

Regional Centers: Typically more than 500,000 square feet in size and include a large retail center, office, services, entertainment and lodging facilities.

Neighborhood/ Community Retail Centers:

Varies in size depending on location and intended market radius. Typically include a supermarket and drug store, offices, entertainment facilities and some residences.

Town Centers: Typically feature a mix of offices, shops, restaurants, cultural attractions and entertainment in a pedestrian-friendly setting. May also include public open spaces suitable for hosting outdoor events.

Mixed use areas should be designed to support walking, bicycling and access to existing/planned transit service and to incorporate opportunities for public gathering spaces.

Transitions between two different land use types with differing intensities are encouraged to protect individual properties from a use that could impose adverse impacts. For example, the use of less intensive uses, such as low/ medium density residential, could be used to provide a transition between established residential neighborhoods and more intense mixed use areas.

Includes areas planned for mixed use that are currently part of Douglas County, but that would likely be annexed at the time of development.

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

Historic Downtown

Primary Uses: Variety of residential, retail, commercial, restaurant, office, cultural, lodging and financial uses.

Supporting Uses: Government offices; parks, recreation and open space facilities; cultural attractions; water storage facilities; schools; and transit facilities.

Characteristics of the Downtown and Historic District:

A multitude of historic structures and historic grid street pattern give it a distinct small-town character.

Functions as a destination and community gathering place for the Town and surrounding region and is home to many community events.

Contains a mixture of historic buildings and newer retail, office and residential uses.

The continuation of a mix of moderately intensive residential, retail and office uses is encouraged through the adaptive reuse of existing structures and through targeted infill and redevelopment. The mixture of these uses will support continued vitality.

Designated as an Urban Center as part of the Metro Vision 2035 Regional Plan; intended to accommodate future transit.

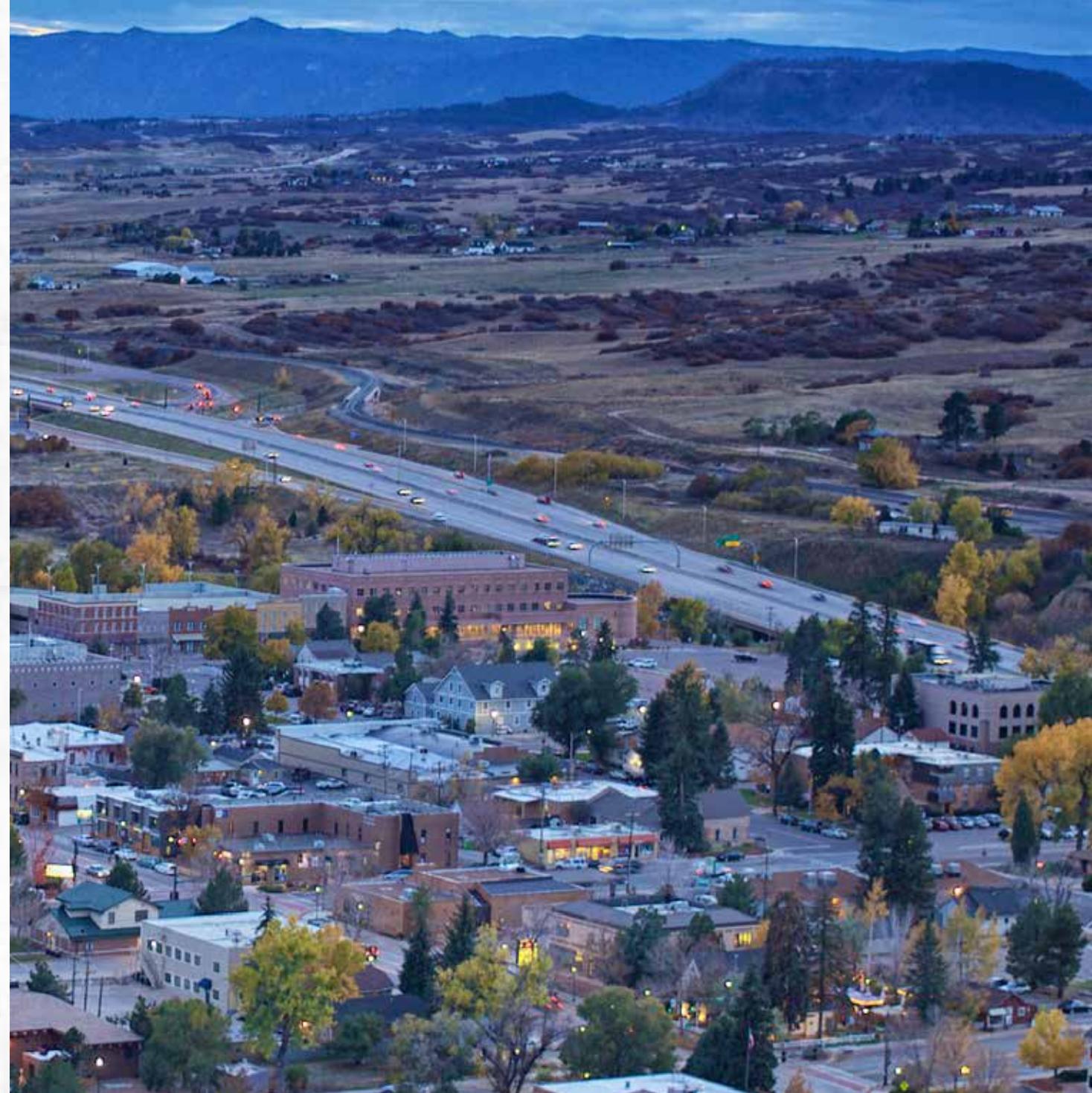
Parks and Open Space Areas

Primary Uses: Public and private parks, open space and recreational facilities.

Supporting Uses: Schools, fire and police stations, water storage facilities and government offices.

Characteristics of Parks and Open Space:

Includes existing public parks and open space areas. Undeveloped Planned Development (PD) projects throughout the Town also have areas proposed to be reserved for parks and open spaces.



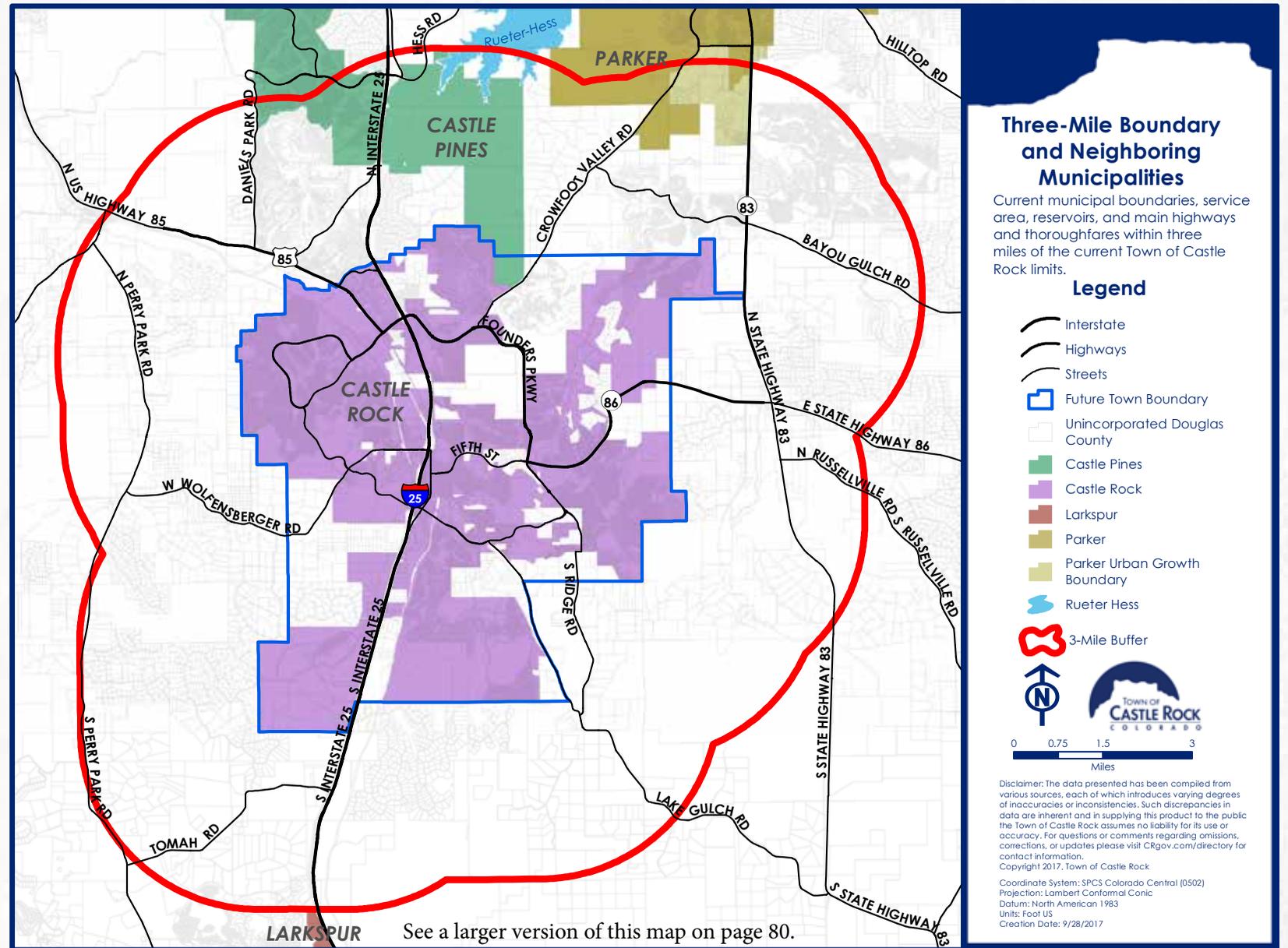
3-Mile Plan

This Comprehensive Master Plan and associated maps, along with the 3-mile Boundary map (right), serve as the Town of Castle Rock’s compliance with Section 31-12-105 (1)(e) of the Colorado Revised Statutes, Municipal Annexation Act of 1965.

The 3-Mile Boundary map depicts the three miles in all directions from the Town’s municipal limits that may potentially be annexed. With any future annexations to the Town and other municipalities, this boundary is subject to change. The boundary also includes other incorporated areas, such as the City of Castle Pines and the Town of Parker. Adjacent to the southern boundary along I-25 is the Town of Larkspur. Obviously, these areas cannot be annexed into the Town of Castle Rock. Additionally, the Town of Castle Rock’s three-mile area overlaps with those other municipalities’ three-mile boundaries. Therefore, a property within overlapping three-mile areas that is contiguous to two different municipalities can choose to annex into one of those municipalities.

The following current Town of Castle Rock documents, and their associated future amendments, are included within this Three-Mile Plan to further support and guide annexations:

- Comprehensive Master Plan
- Fire Master Plan and Strategic Plan
- Parks and Recreation Master Plan
- Police Strategic Plan
- Transportation Master Plan
- Water Resources Strategic Master Plan



Additionally, the following documents may also be considered:

- City of Castle Pines Comprehensive Plan
- Douglas County Comprehensive Master Plan
- Douglas County Parks Trails and Open Space Plan
- Douglas County Transportation Plan
- Town of Parker Master Plan
- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Transportation Master Plan
- Denver Regional Council of Governments Metro Vision

CORNERSTONES

Distinct Town Identity

Responsible Growth

Community Services

Thriving Economy

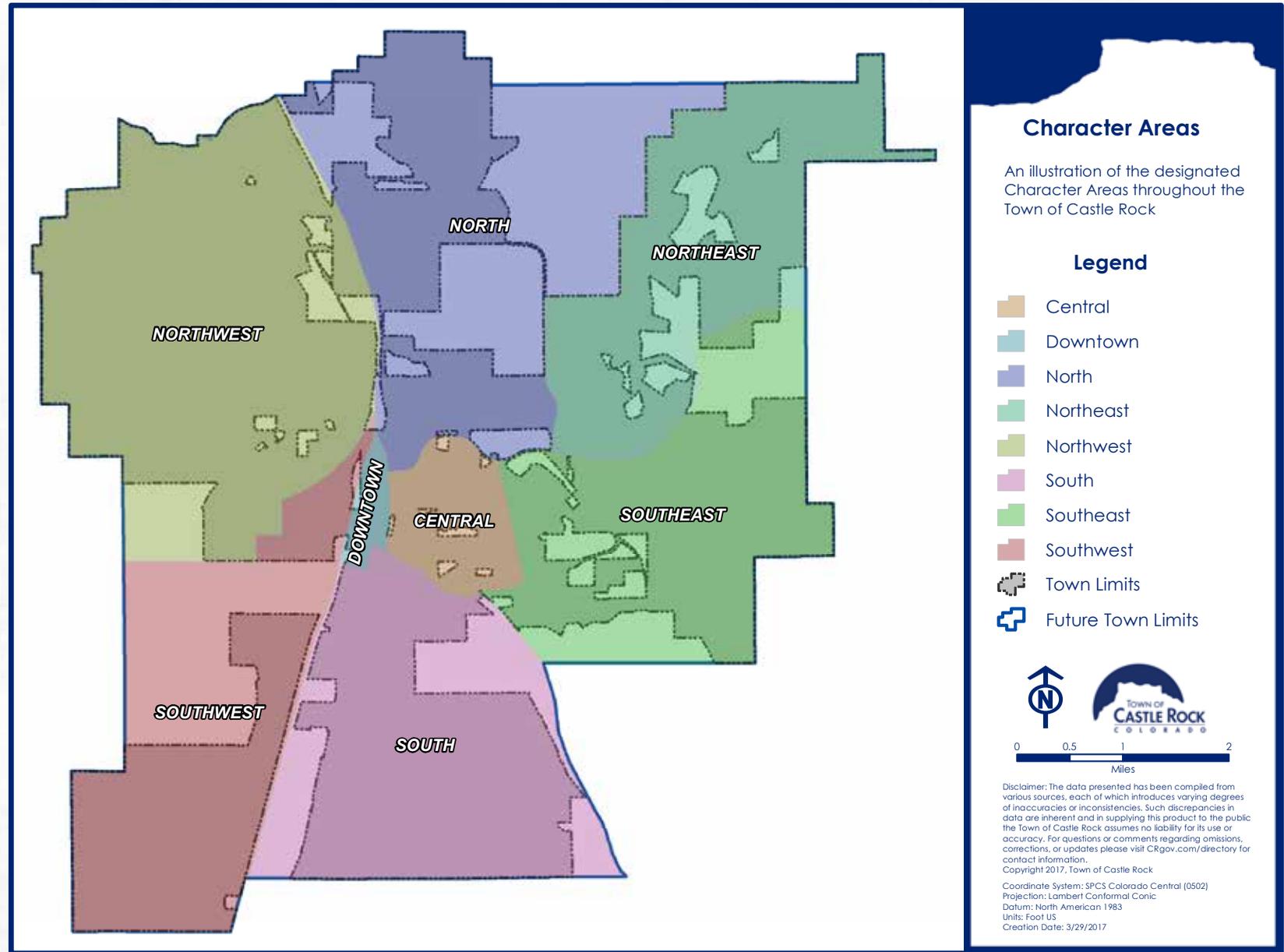
Character Areas

Because of the natural terrain and historical development of the Town, Castle Rock includes several different character areas. These areas basically developed from the original concept of planned unit developments, creating smaller villages within the Town.

For simplicity, the character areas are defined by their general geographical part of Town. Further exploration into these smaller character areas will be examined in future character area plans. The intention of these plans is to better define the essence of that area and identify strategies to help the area grow while still maintaining its identity.

The following character areas have been identified for future assessment:

- Northwest (Meadows and Red Hawk)
- North (Promenade and Metzler)
- Northeast (Liberty Village)
- Downtown
- Central (Craig and Gould)
- Southeast (Founders Village and Castlewood Ranch)
- South (Plum Creek, Crystal Valley Ranch and Lanterns)
- Southwest (Dawson Ridge)

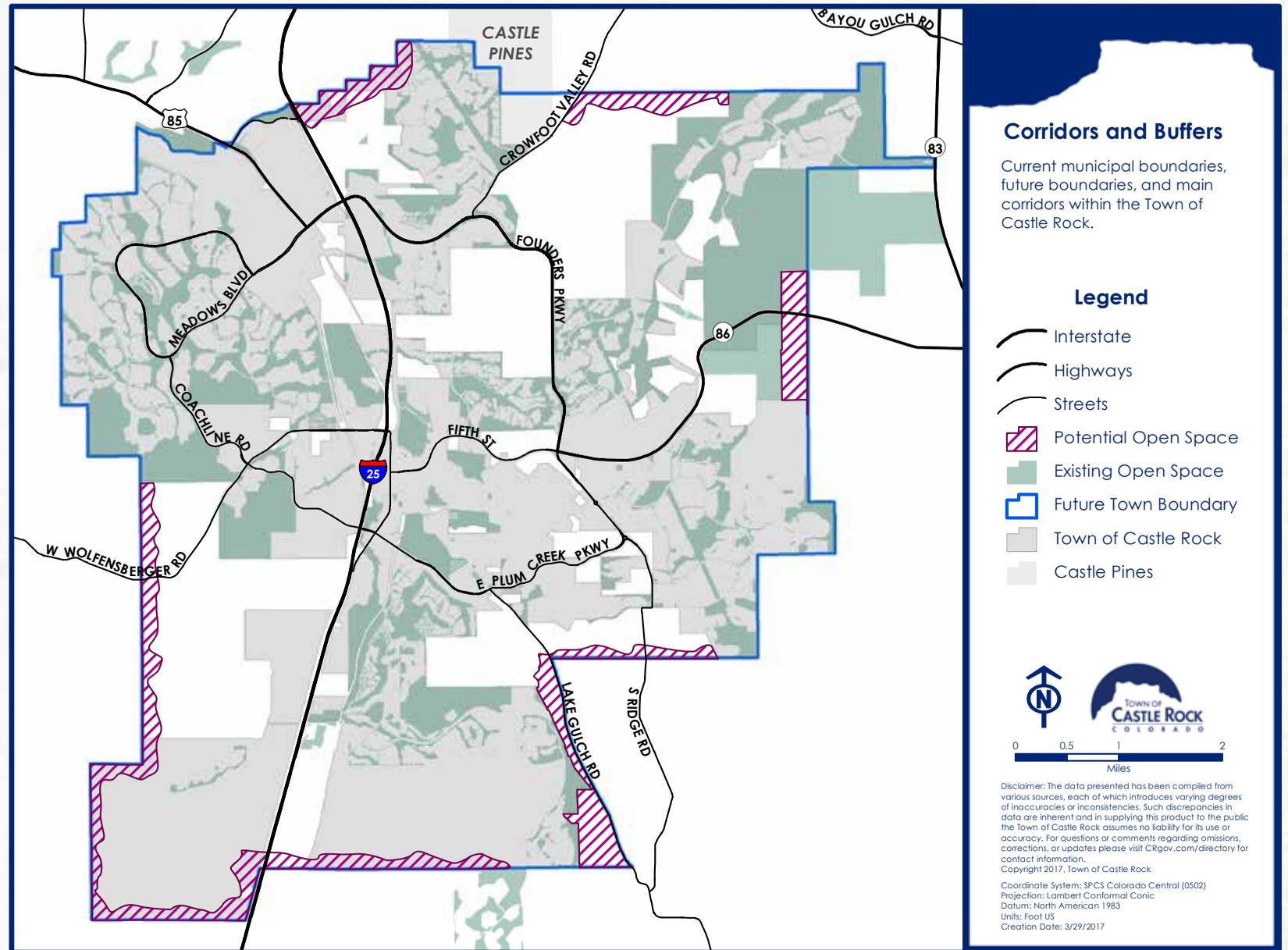


See a larger version of this map on page 82.

Corridors and Buffers

A primary goal identified by our residents is the desire to remain as a stand-alone, self-sufficient community. Maintaining our Town identity is important to our community.

While we desire to remain known not as a suburb of a larger metropolitan area but as our own, distinct town, care needs to be taken to not isolate our commerce and job opportunities within the larger region. Therefore, identifying main corridors and future buffers to add to our existing open spaces will help to maintain our unique character. The corridors not only offer greater connectivity for our residents, but they also encourage economic vitality to the Town. The future potential open space that add to our existing open space on our Town's edges will further help to maintain the Town's buffers to adjacent communities.



See a larger version of this map on page 76.

2030 COMPREHENSIVE MASTER PLAN

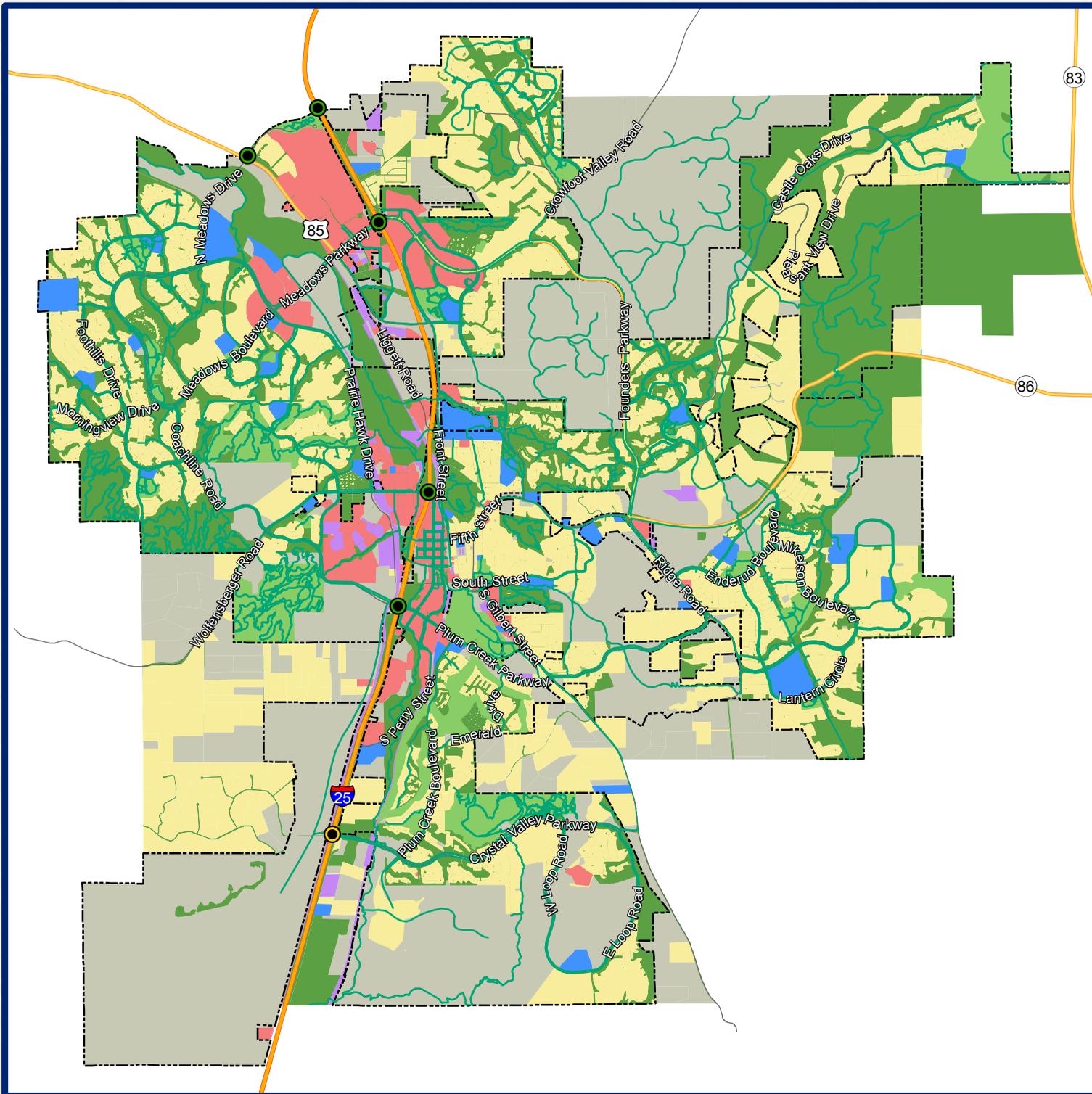
Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



Existing Land Use

An illustration of general categories of current land use intensities over the 22,000 acre area of Incorporated Castle Rock. The designations take into account current land use patterns and zoning. This is not a zoning map. Open space that is partially or fully managed by the Town but is outside the Town limits is included as part of this representation. Not included here are the right-of-ways maintained by the Town which totals 1158 acres of land.

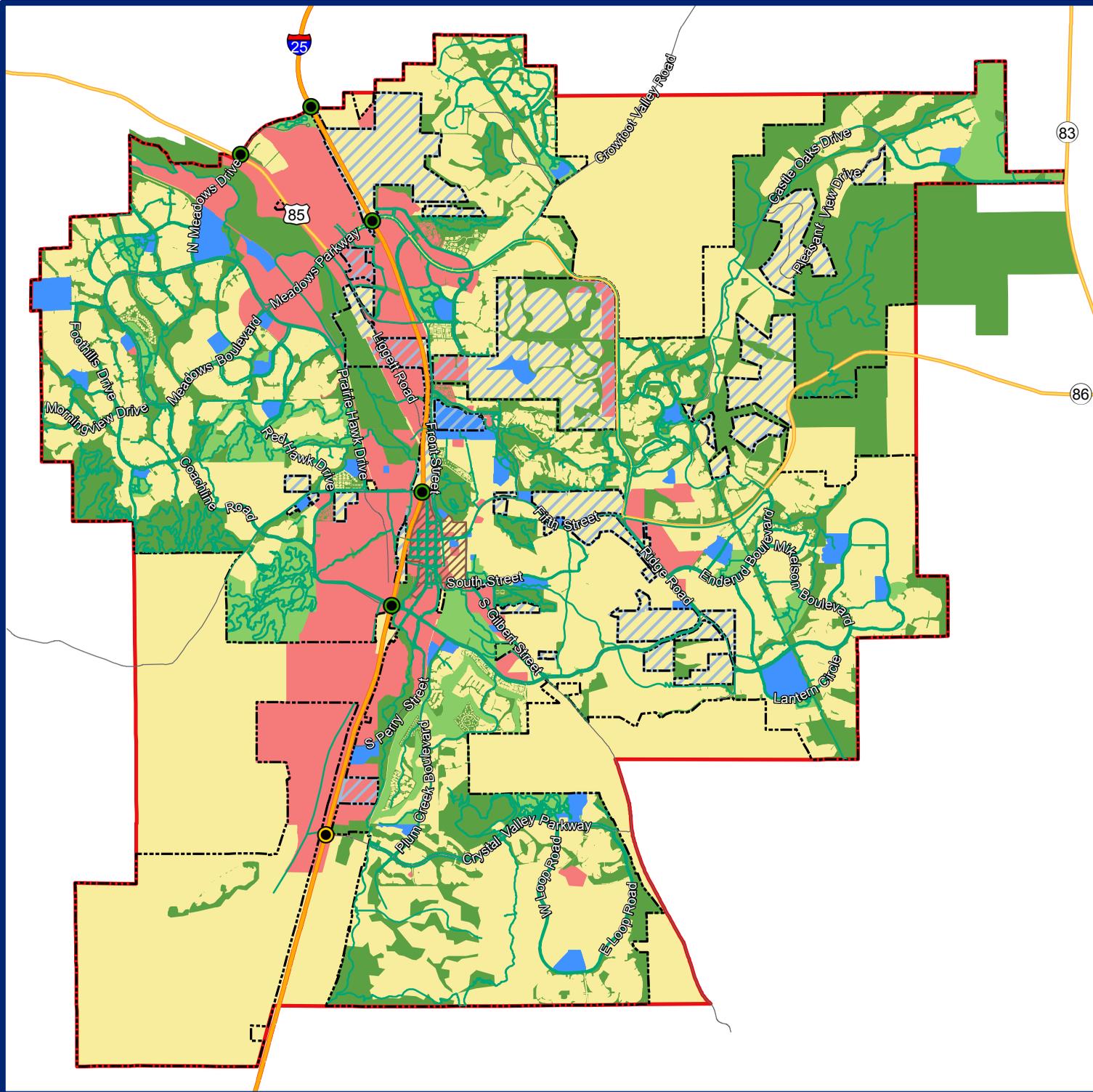
Legend

- Existing Interchange
- Future Interchange
- Town Limits
- Open Space
- Park
- School/Church
- Commercial
- Industrial
- Residential
- Undeveloped



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 9/28/2017



Future Land Use Plan

An illustration of general categories of preferred land use categories. The designations take into account current land use patterns, current zoning, the availability of public utilities, and the quality and level of transportation. The represented land use reflects future buildout beyond 2030.

Legend

- Existing Interchange
- Future Interchange
- Town Limits
- Future Town Boundary
- Historic Downtown
- Unincorporated Enclave
- Mixed Use Area
- Open Space
- Park
- School/Church
- Residential Areas



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
 Copyright 2017, Town of Castle Rock
 Coordinate System: SPCS Colorado Central (0502)
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Units: Foot US
 Creation Date: 9/28/2017

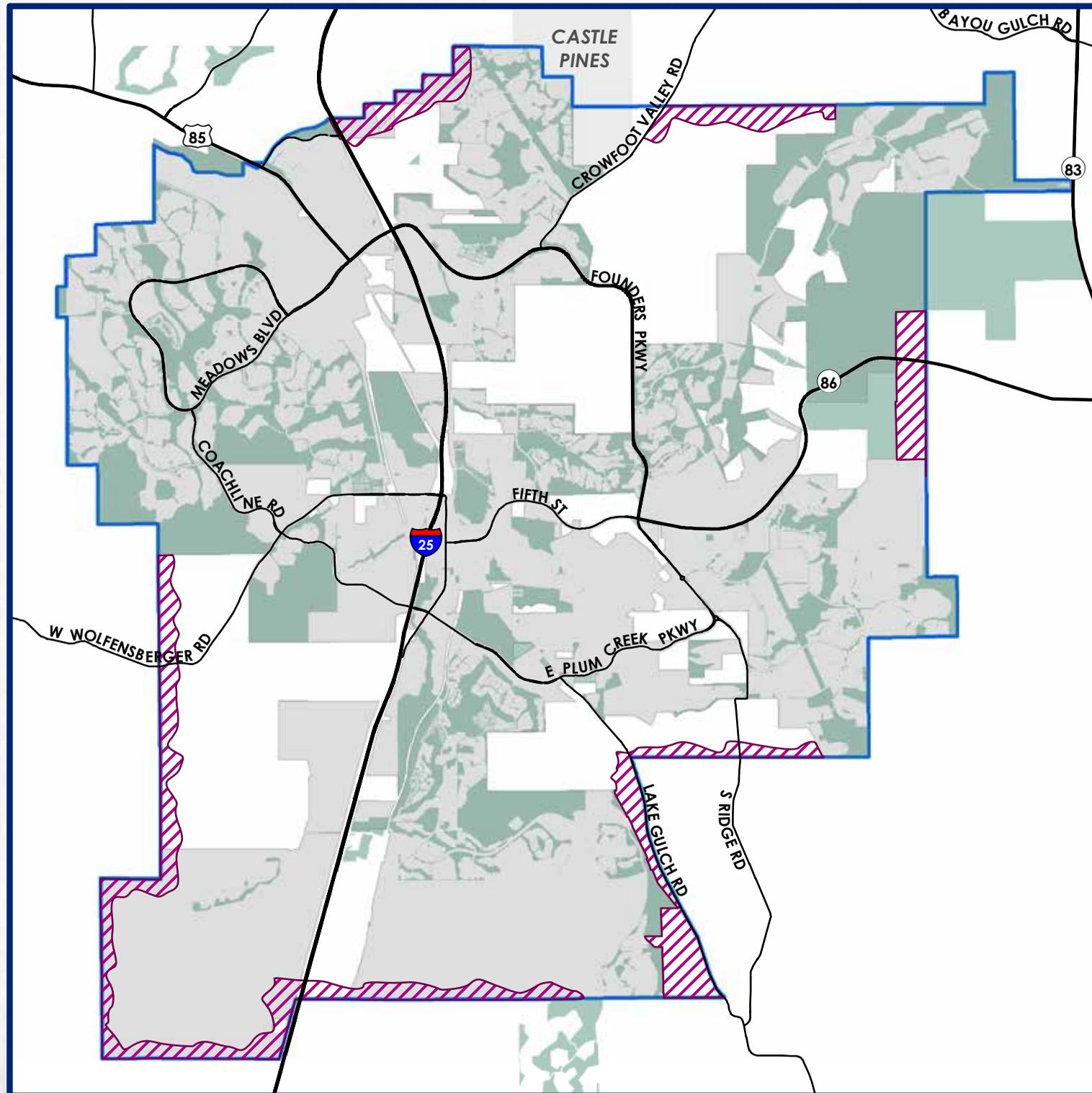
2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES
CRgov.com/CompPlan



Corridors and Buffers

Current municipal boundaries, future boundaries, and main corridors within the Town of Castle Rock.

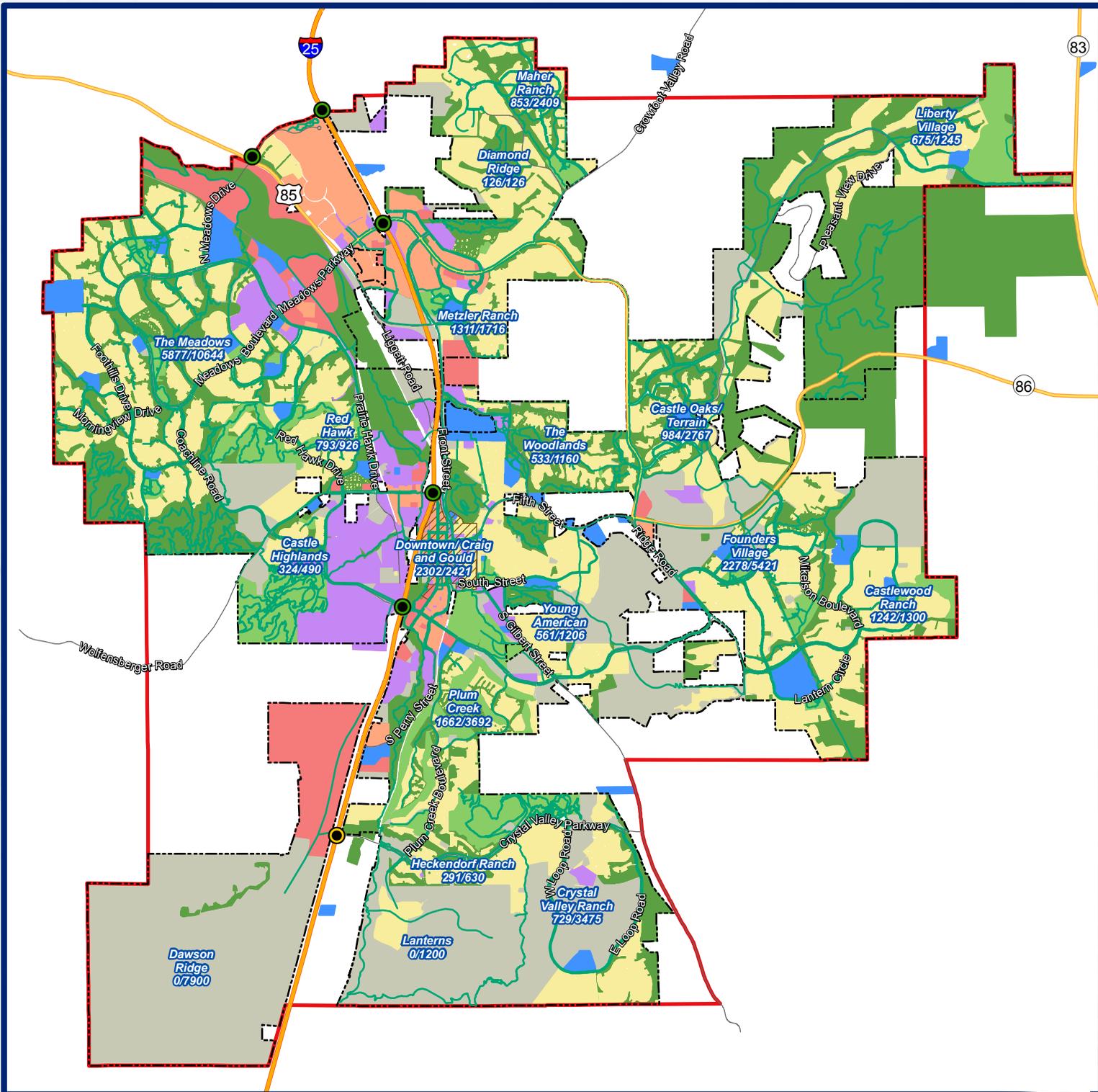
Legend

- Interstate
- Highways
- Streets
- Potential Open Space
- Existing Open Space
- Future Town Boundary
- Town of Castle Rock
- Castle Pines



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 3/29/2017



Approved/Potential Development

Areas of potential retail development, existing retail, residential areas, entitlements, and the Historic Downtown area. Approved entitlements total 54,899 dwelling units; not all neighborhoods are represented in this map.

Legend

- Existing Interchange
- Future Interchange
- Town Limits
- Future Town Boundary
- Historic Downtown
- Existing Commercial
- Potential Commercial
- Other/Mixed Use
- Open Space
- Park
- School/Church
- Future Development
- Residential

Units Built/Units Zoned



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.

Copyright 2017, Town of Castle Rock
 Coordinate System: SPCS Colorado Central (0502)
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Units: Foot US
 Creation Date: 9/28/2017

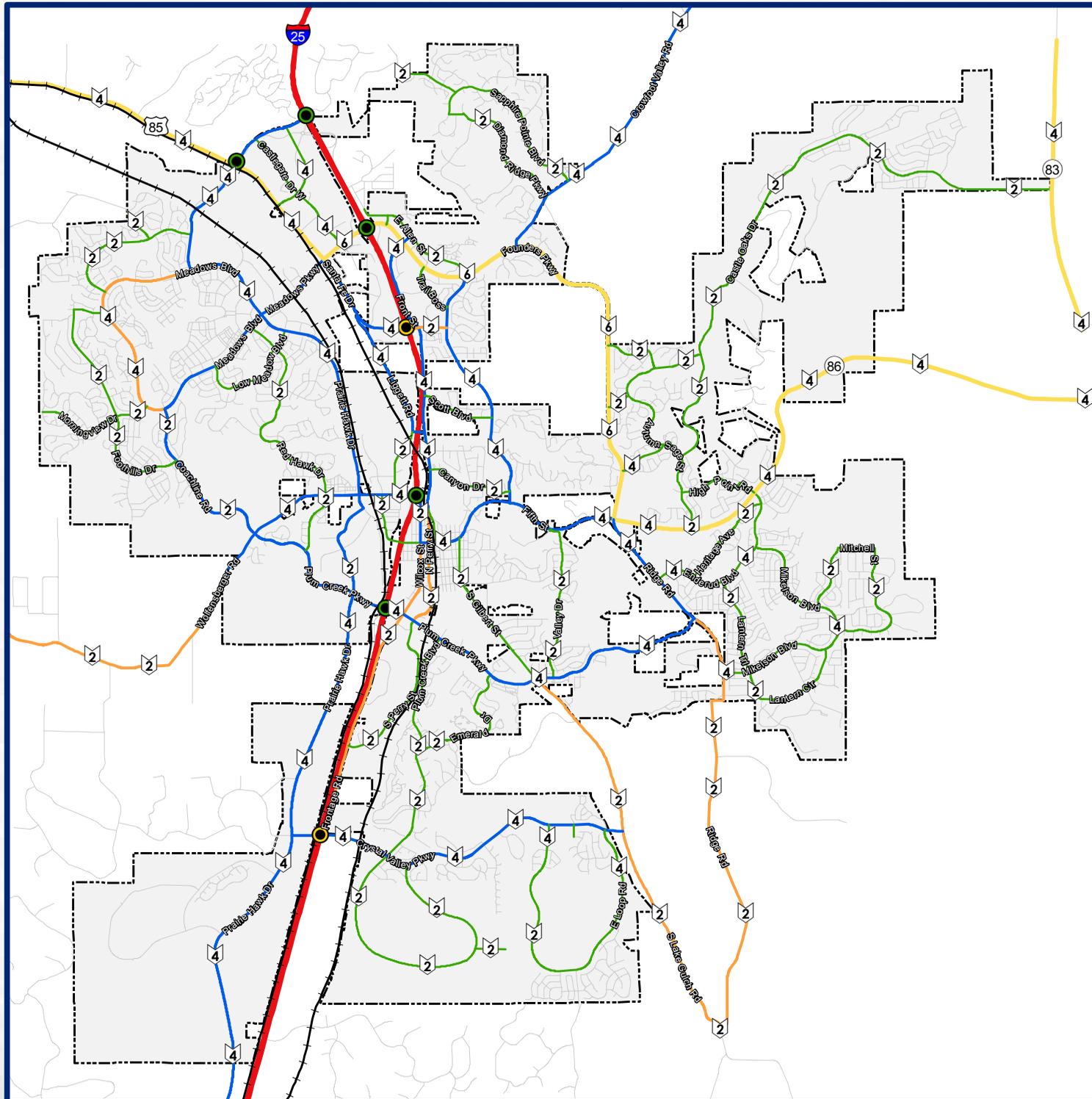
2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES
CRgov.com/CompPlan



Planned Roadway Network

An illustration of designated highways, arterial routes, and collector streets within and around the Town. Labels indicate the number of through lanes planned for each road.

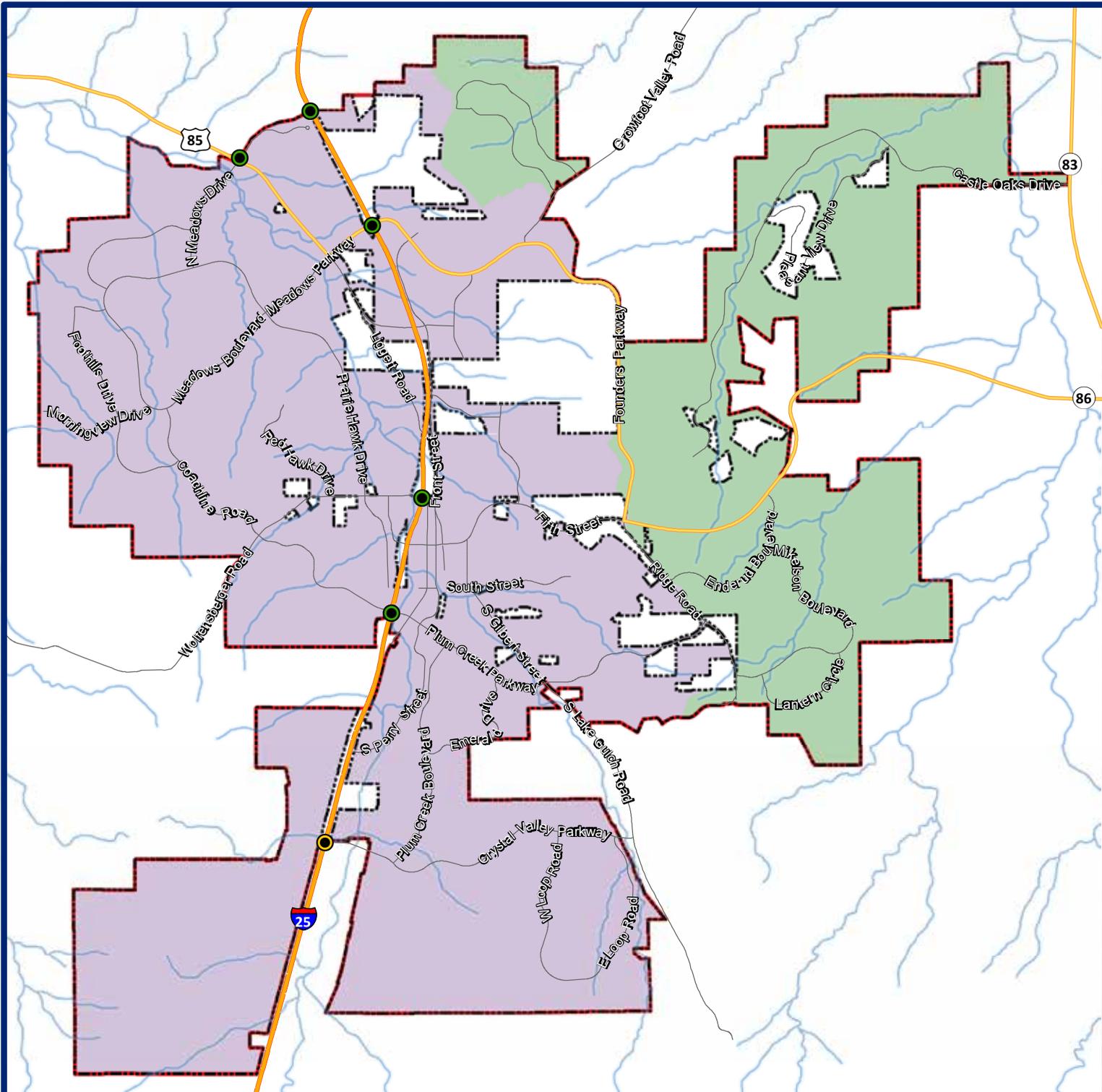
Legend

- Town Boundary
- Interstate
- State Highway
- Major Arterial
- Minor Arterial
- Collector
- Local Roads
- Railroad
- Existing Interchange
- Future Interchange
- Through Lanes



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 11/21/2017



Water Service Area

The Town of Castle Rock Utilities Department supports a total service area of 38.2 square miles.

Legend

-  Town Limits
-  Water/Sewer Service Area
-  Plum Creek/Chatfield Basin
-  Cherry Creek Basin
-  Drainages
-  Existing Interchange
-  Future Interchange



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 9/20/2017

2030 COMPREHENSIVE MASTER PLAN

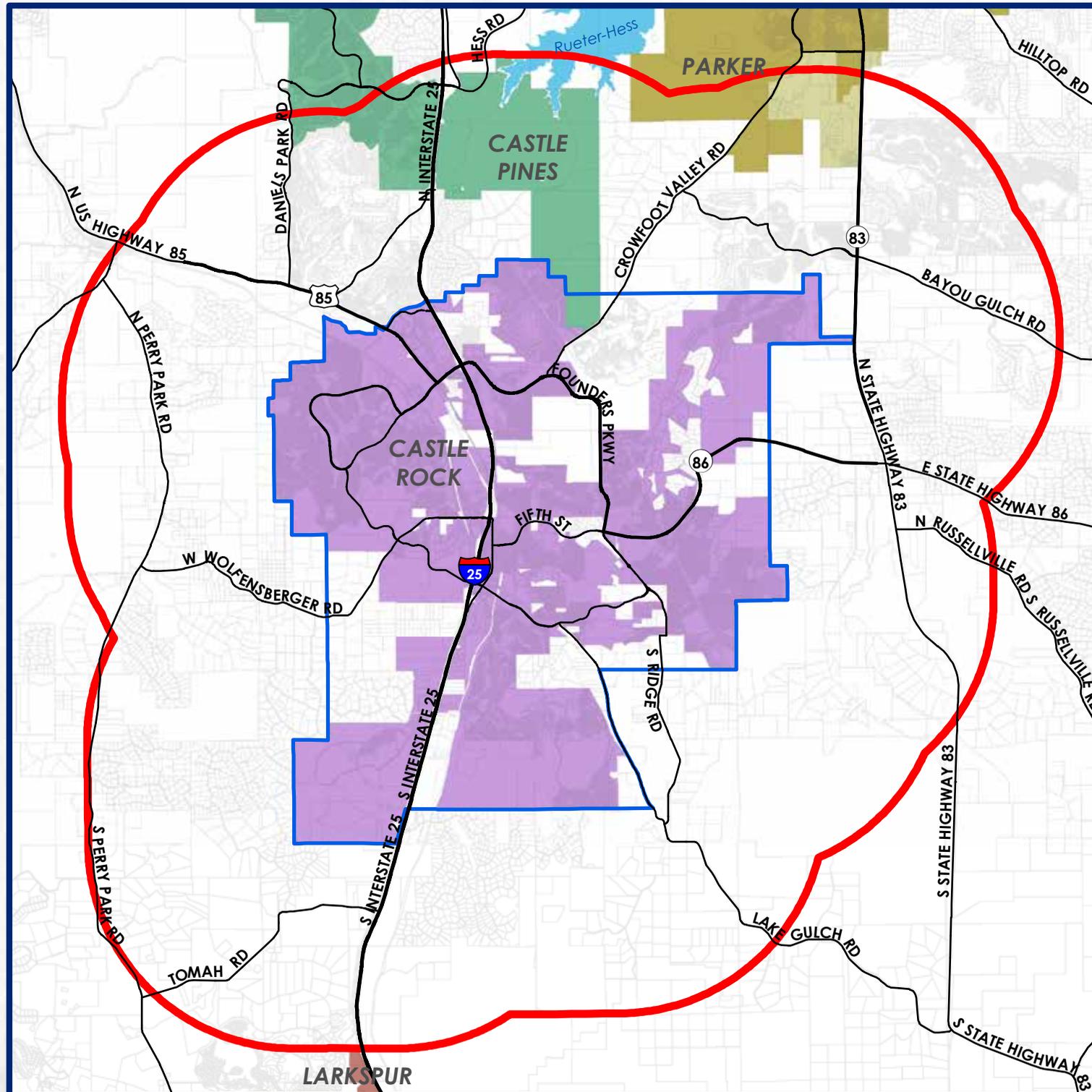
Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



Three-Mile Boundary and Neighboring Municipalities

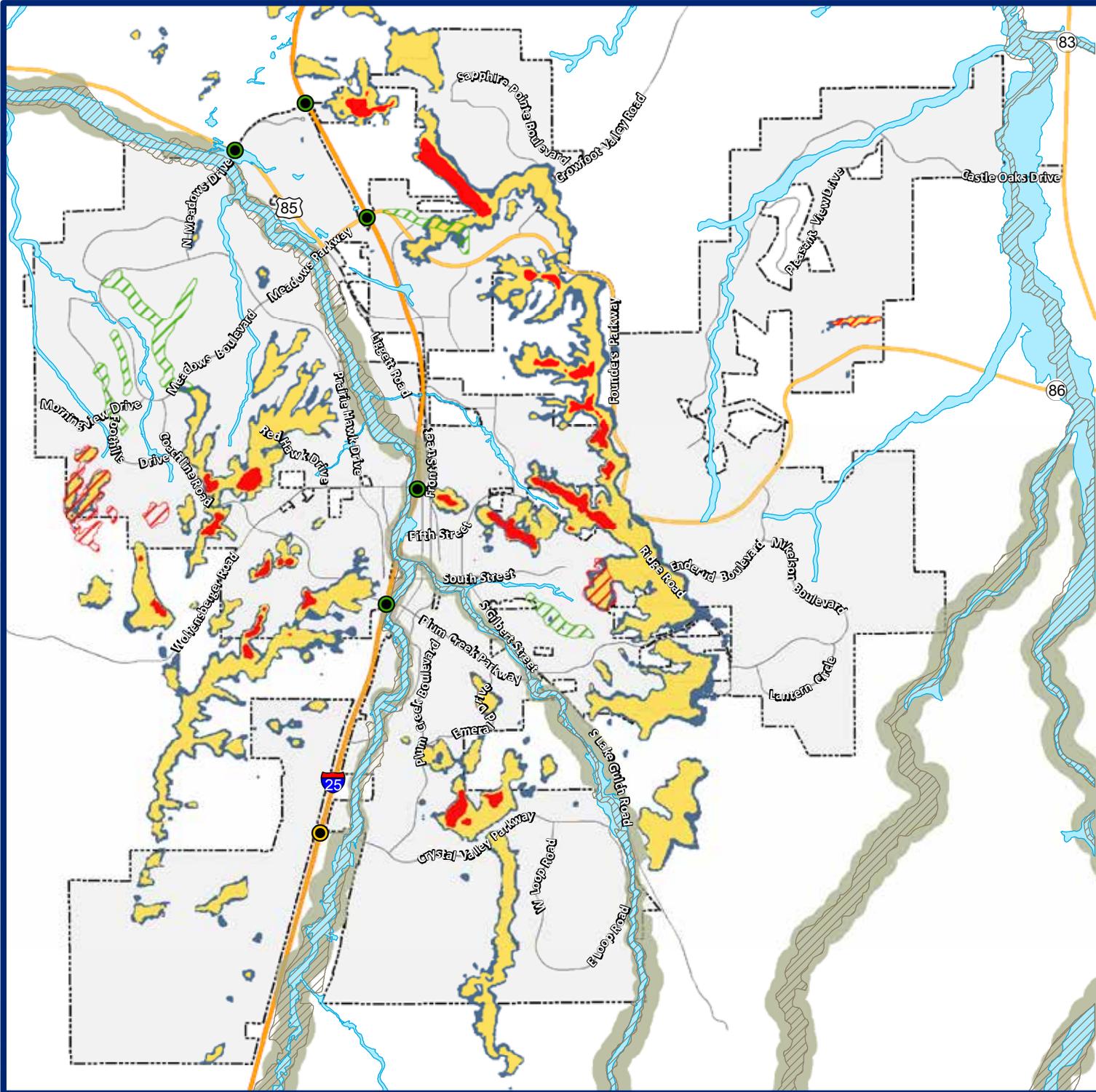
Current municipal boundaries, service area, reservoirs, and main highways and thoroughfares within three miles of the current Town of Castle Rock limits.

Legend

- Interstate
 - Highways
 - Streets
 - Future Town Boundary
 - Unincorporated Douglas County
 - Castle Pines
 - Castle Rock
 - Larkspur
 - Parker
 - Parker Urban Growth Boundary
 - Rueter Hess
 - 3-Mile Buffer
 -
 -
- 0 0.75 1.5 3
Miles

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 9/28/2017



Sensitive Areas

An illustration of areas subject to additional ordinances or development constraints. Categories included in the map are the endangered Prebles Mouse habitat, 100 year flood zones, protected ridgelines and skylines, and designated wildlife corridors.

Legend

- Existing Interchange
- Future Interchange
- Prebles Mouse Habitat
- Flood Zones (100 year)
- Wildlife Corridors
- Major Ridgeline
- Minor Ridgeline
- Major Skyline
- Moderate Skyline
- Minor Skyline
- Town Limits



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 8/17/2017

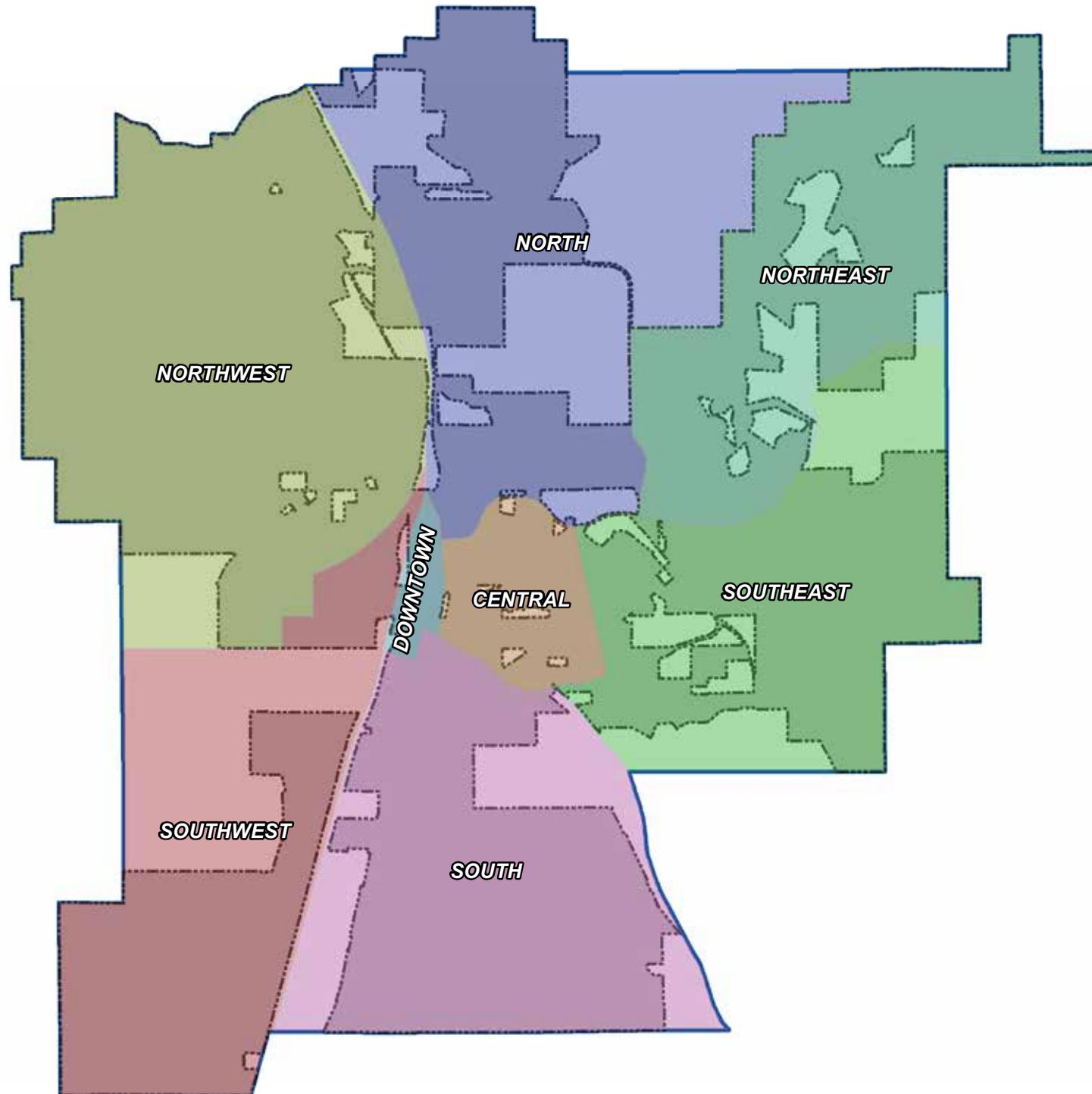
2030 COMPREHENSIVE MASTER PLAN

Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES
CRgov.com/CompPlan



Character Areas

An illustration of the designated Character Areas throughout the Town of Castle Rock

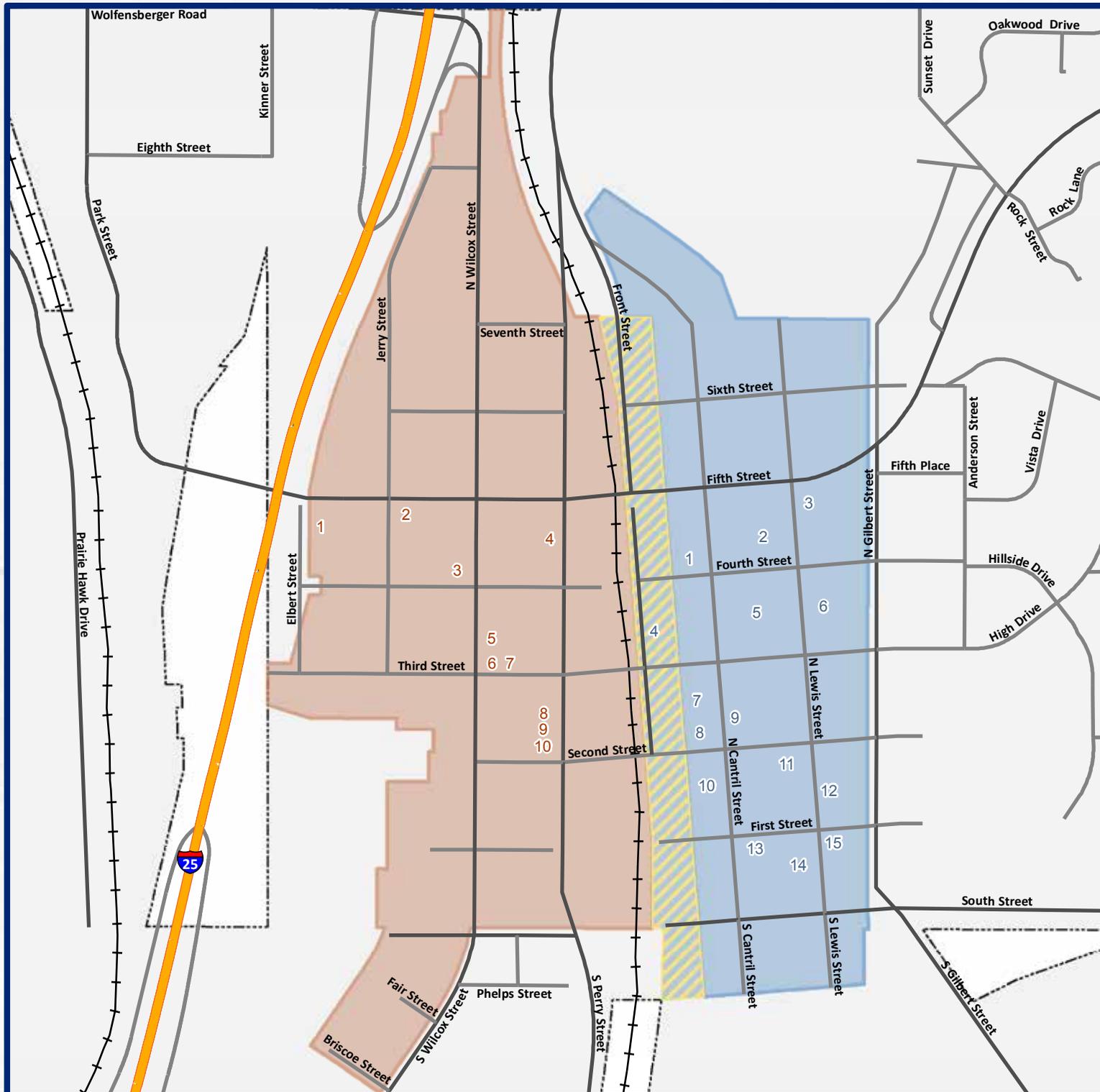
Legend

- Central
- Downtown
- North
- Northeast
- Northwest
- South
- Southeast
- Southwest
- Town Limits
- Future Town Limits



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 3/29/2017



Historic Landmarks

An illustration of the Historic Downtown Area and Front Street Overlay, as well as designated historic landmarks.

- Town Limits
- Downtown
- Craig and Gould Neighborhood
- Front Street Overlay

Downtown

1. Denver & Rio Grande Depot
2. Victoria's House
3. Keystone Hotel/Castle Café
4. City Hotel
5. 302-304 N. Wilcox Street
6. First National Bank
7. 307 Third Street
8. Owens House
9. 207 Perry Street
10. Saunders House

Craig and Gould

1. Upton Treat Smith House
2. Christ's Episcopal Church
3. Hunter House
4. Richardson House
5. Cantril School
6. Breuss House
7. Breselow House
8. Hammar House
9. Dyer House
10. Hammond/Remley House
11. Kirk House
12. Jacob Kroll House
13. Doepke House
14. Maxwell House
15. Sellars House



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.

Copyright 2017, Town of Castle Rock
 Coordinate System: SPCS Colorado Central (0502)
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Units: Foot US
 Creation Date: 3/29/2017

2030 COMPREHENSIVE MASTER PLAN

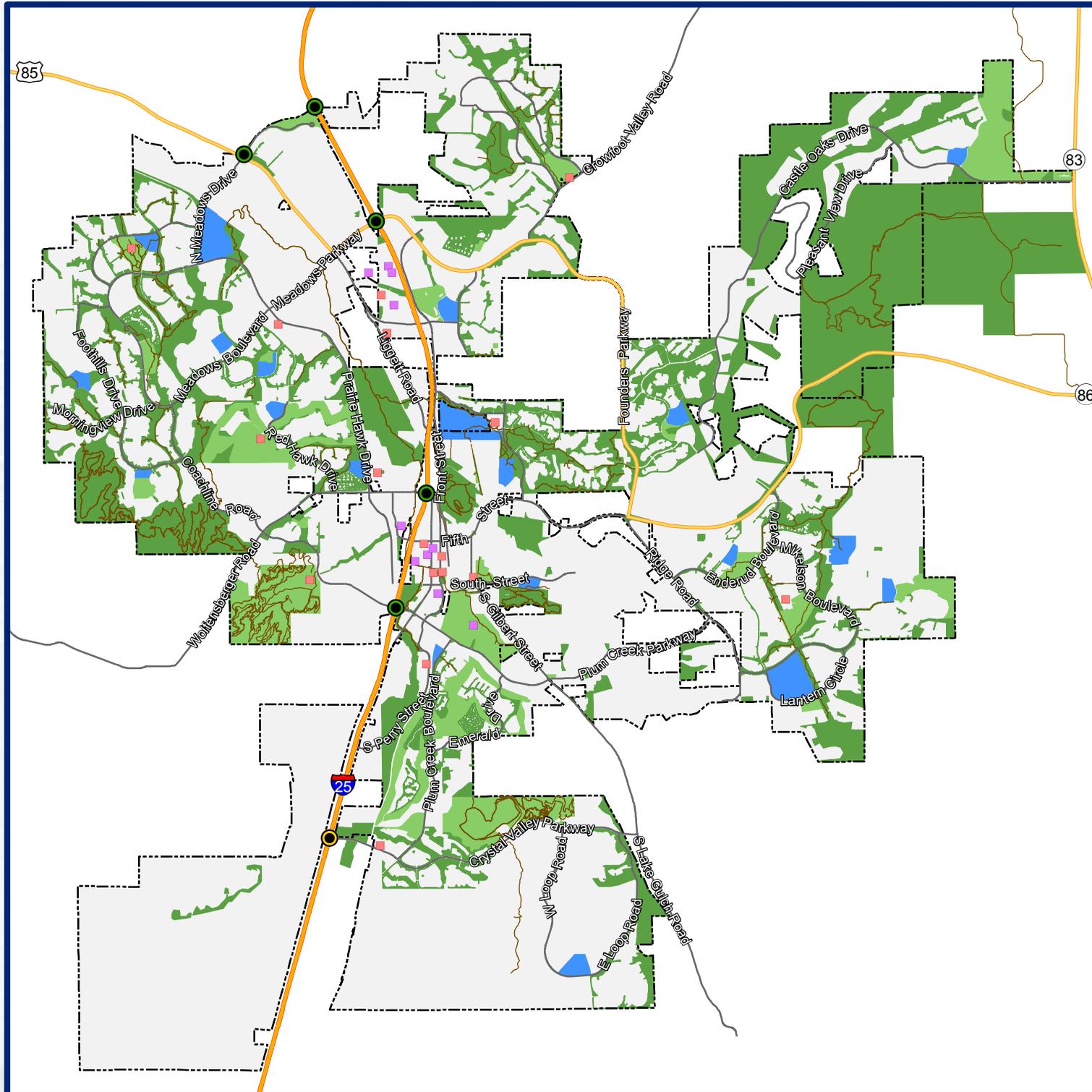
Fall 2017

CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

CRgov.com/CompPlan



Parks, Trails, and Public Facilities

The schools, parks, open space, trails, and public facilities within and proximate to the Town.

Legend

- Town Limits
- School
- Park
- Open Space
- Trails
- Douglas County
- Town of Castle Rock
- Existing Interchange
- Future Interchange



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.
Copyright 2017, Town of Castle Rock

Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 3/29/2017

Acknowledgements

Town Council

Jennifer Green, Mayor
Renee Valentine, Mayor Pro Tem
Jason Bower
Brett J. Ford
Jess Loban
George Teal
James Townsend
Paul Donahue, Mayor (previous)
Mark P. Heath (previous)
Chip Wilson (previous)

Planning Commission

Max Brooks, Chair
David Kay, Vice-Chair
Dan Ahrens
James Briggs
Charles Fletcher III
Laurie Van Court
Michael Fronczak, Chair (previous)
Mark Luongo, Vice Chair (previous)
Eric Bender (previous)
Suzy Chapman (previous)
Shawna Loban (previous)
James Townsend (previous)
Victoria Sikes (previous)

Community Review Team

Jason Bower
Greg Boman
Peter Cudlip
Ted Fastert
Charles Fletcher III
Ernie Foerster
Steven Peterson
Mike Riedmuller
Richard Solomon

Castle Rock Economic Development Council

Frank Gray
Marcus Notheisen
Kevin Tilson

Town of Castle Rock

David Corliss, Town Manager
Fritz Sprague, Deputy Town Manager
Jeff Brauer, Parks & Recreation
Jack Cauley, Police
Bill Detweiler, Development Services
Bob Goebel, Public Works
Mark Marlowe, Castle Rock Water
Art Morales, Fire
Trish Muller, Finance
Bob Slentz, Town Attorney
Mark Stevens, Town Manager (previous)

Staff Team

Bill Detweiler
Tara Vargish
Karen Carter
Stevie Francies
Caroline Frizell
Martin Hudson
Julie Kirkpatrick
Heather Lamboy
Carrie J. Martin
KerriAnne Mukhopadhyay
Thomas Reiff
Teri Whitmore
Kevin Wrede
Kristin Zagurski

Contributing Consultants

Clarion Associates
Nick Lucey

