

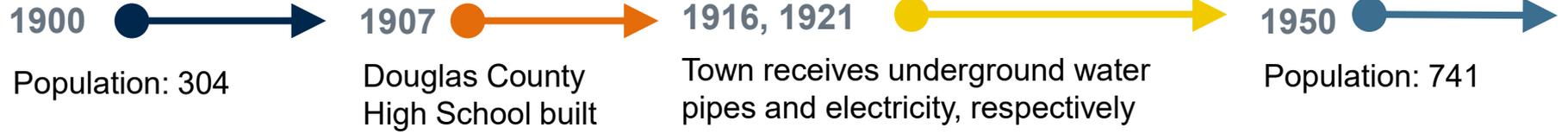
Community Development Review

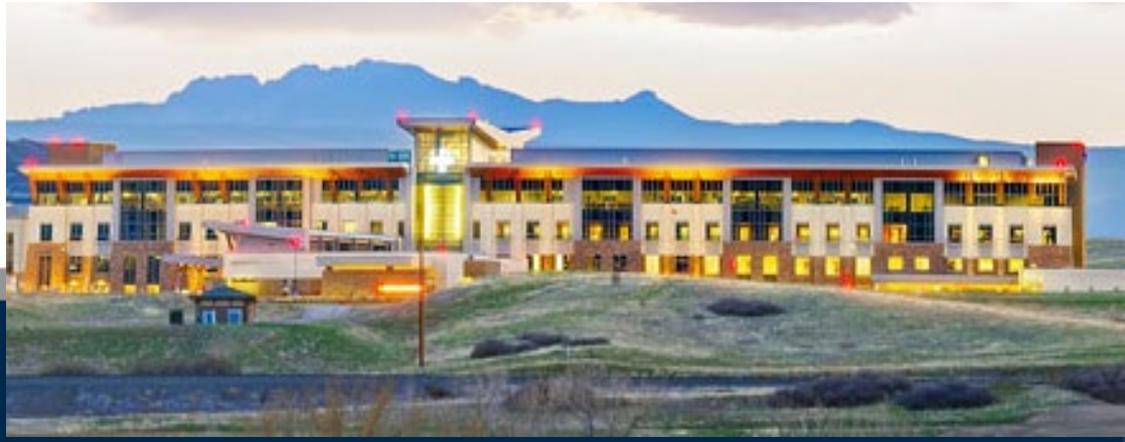
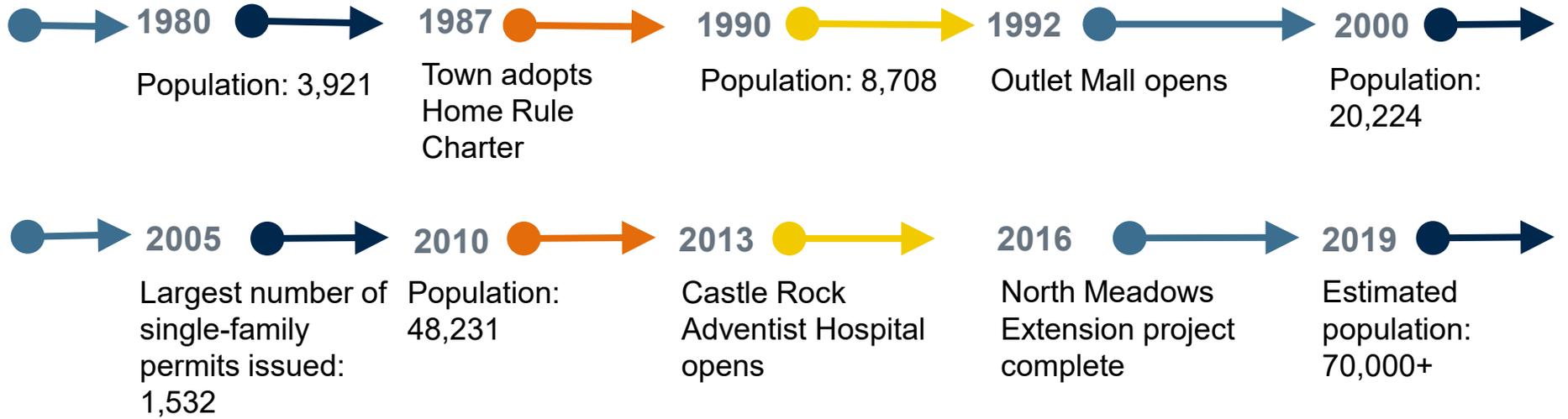
Town Council
January 22, 2019

Discussion Items

- Brief Review of Town History
- 2030 Vision and Master Plan
- Review of Permit Activity in 2018
- Review of High Level Activity Areas
- Overview of Town Character Areas
- 2019 Projections

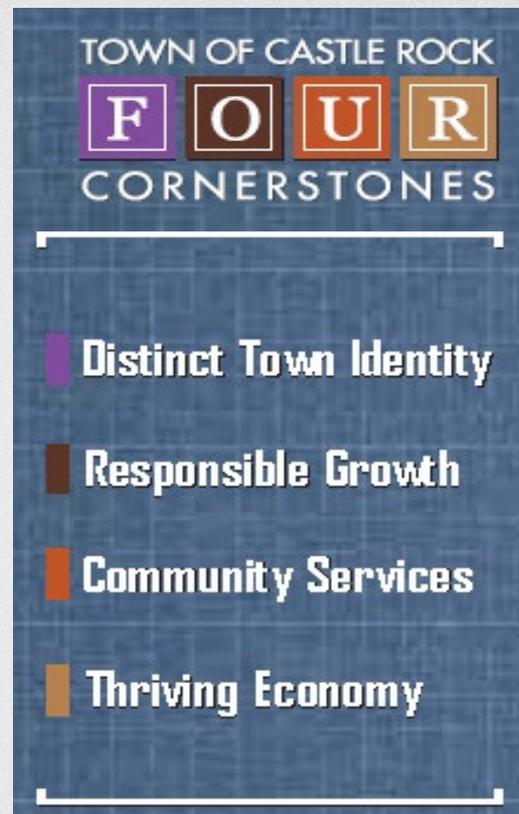
Brief Review of Town History





2030 Vision and Master Plan

2030 Vision and Master Plan

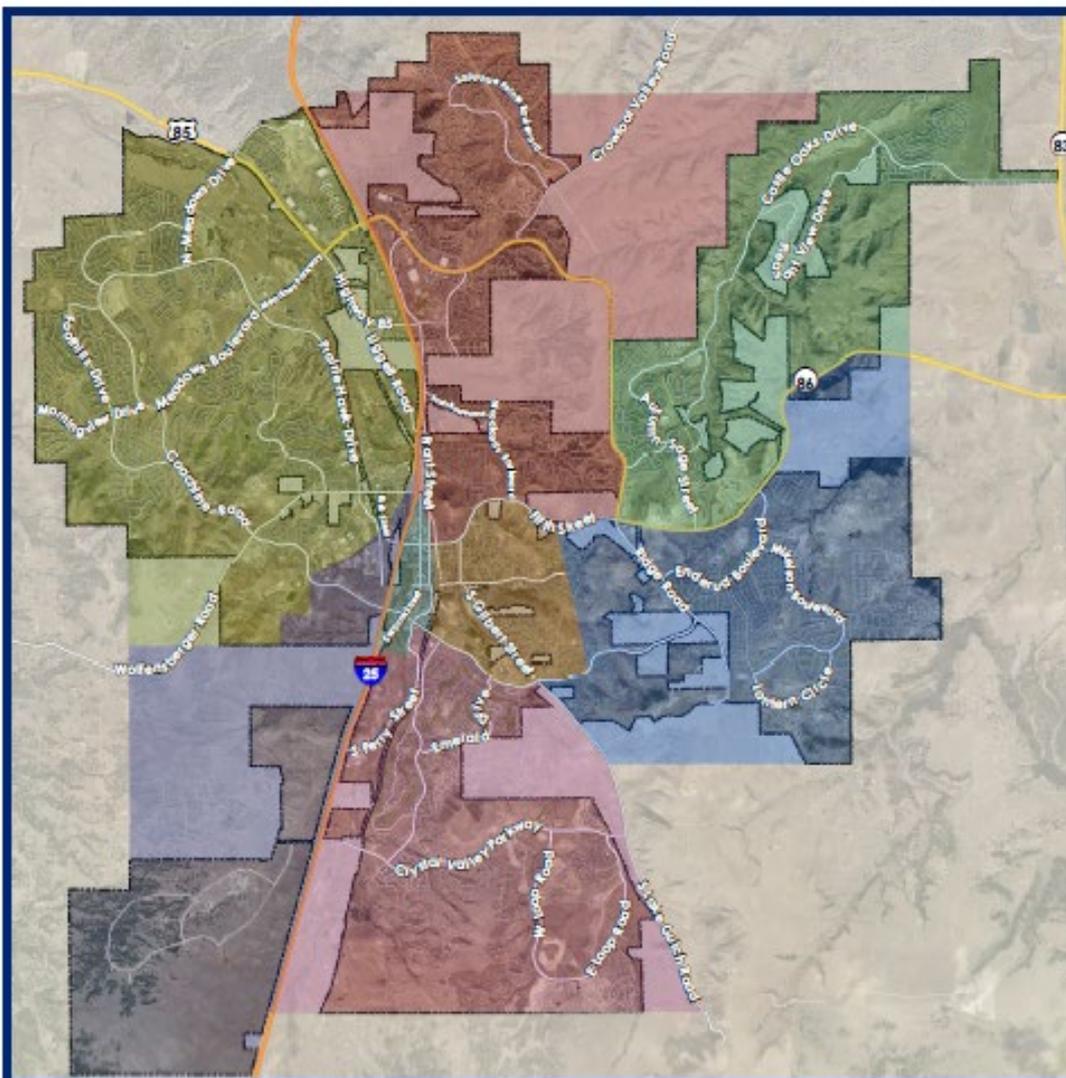


Review of Permit Activity in 2018

Permit Activity in 2018

MONTH COMPARISON	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY (# OF UNITS)	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM	COMBINED NEW RESIDENTIAL VALUATION	NEW COMM VALUATION (CORE/SHELL, TI)	COMBINED VALUATION (NEW RES + NEW COMM)
Dec-17	62	18	160	240	2	\$ 58,361,981	\$ 284,520	\$ 58,646,501
Dec-18	28	4	0	32	5	\$ 9,169,085	\$ 4,764,449	\$ 13,933,534
% CHANGE	-55%	-78%	-100%	-87%	150%	-84%	1575%	-76%
YTD COMPARISON	SFD	SFA	MF	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM	COMBINED NEW RESIDENTIAL VALUATION	NEW COMM VALUATION (CORE/SHELL, TI)	COMBINED VALUATION (NEW RES + NEW COMM)
Dec-17	758	104	402	1,264	129	\$ 312,169,878	\$ 62,694,257	\$ 374,864,135
Dec-18	927	101	372	1,400	58	\$ 345,483,282	\$ 51,919,998	\$ 397,403,280
% CHANGE	22.30%	-2.88%	-7.46%	10.76%	-55.04%	10.67%	-17.19%	6.01%

High Level Activity Areas In Town



Character Areas

-  CENTRAL
-  DOWNTOWN
-  NORTH
-  NORTHEAST
-  NORTHWEST
-  SOUTH
-  SOUTHEAST
-  SOUTHWEST
-  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 mistakes, corrections, or updates please visit CRgov.com/Utility for contact information.

Copyright 2019, Town of Castle Rock

Coordinate System: IPCS Colorado Central (2011)

Projection: Lambert Conformal Conic

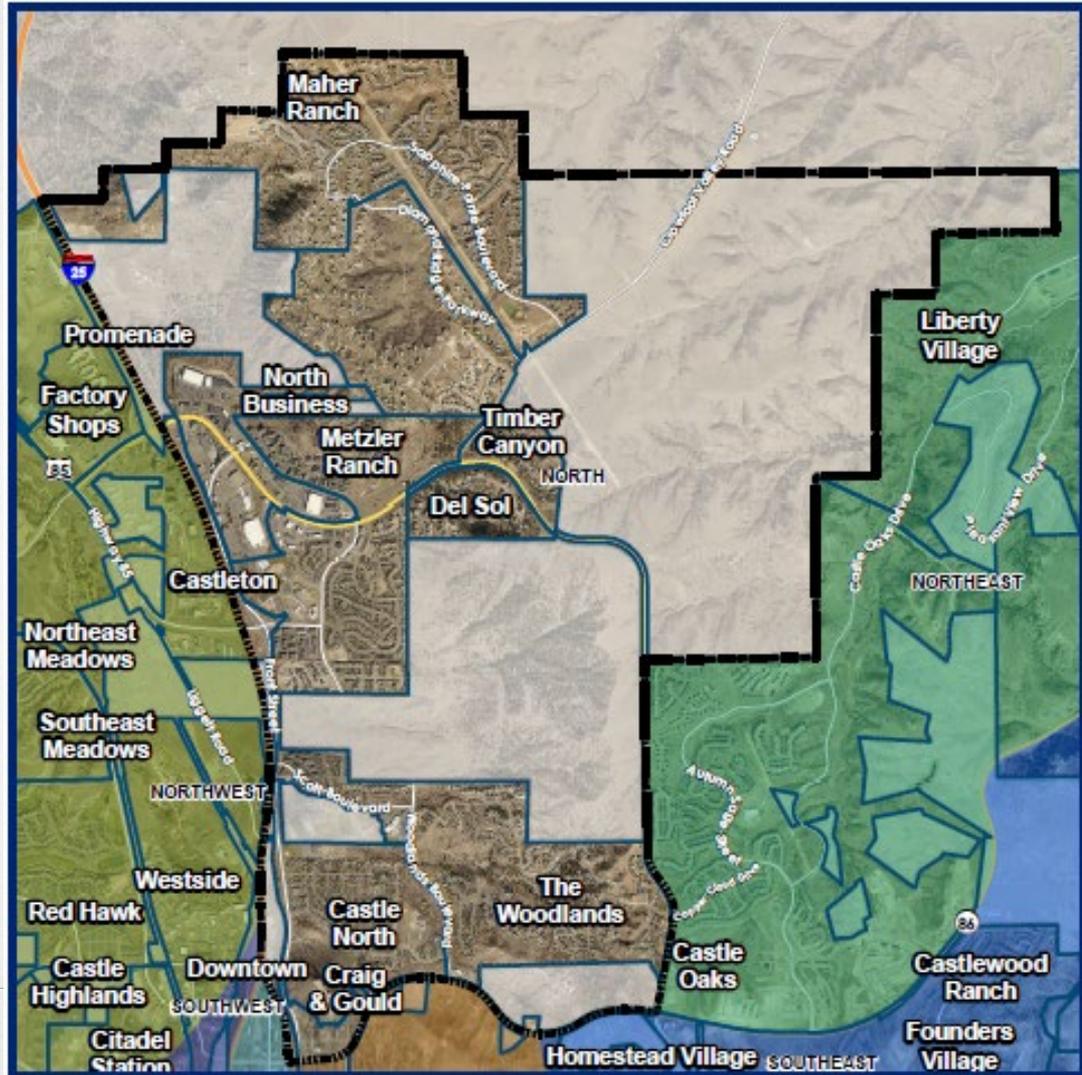
Datum: North American 1983

Units: Feet US

Creation Date: 1/31/2019



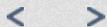
Overview Of Town Character Areas

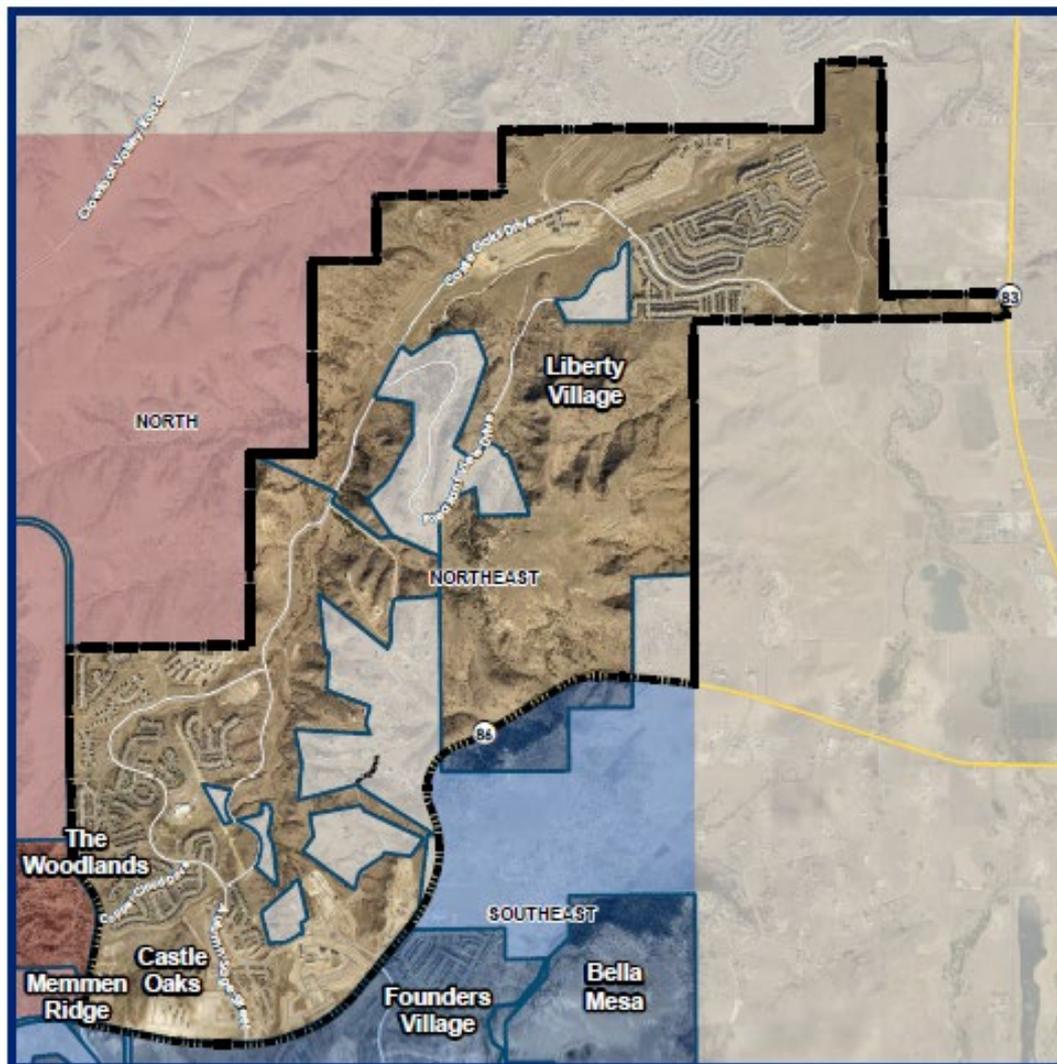


North Character Area



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 contents, corrections, or updates please visit CRgov.com/Directory for sources of information.
 Copyright 2019, Town of Castle Rock
 Coordinate System: SPCS Colorado Central (5002)
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Units: Feet US
 Creation Date: 1/9/2019





Northeast Character Area

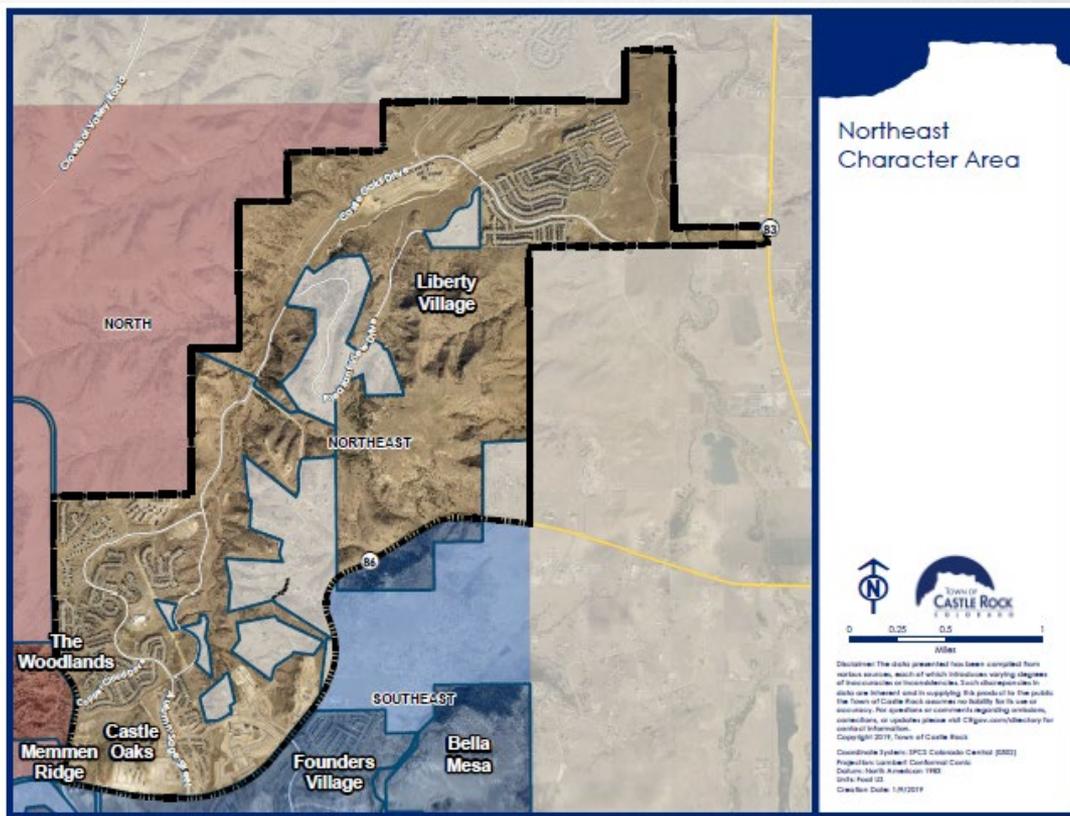


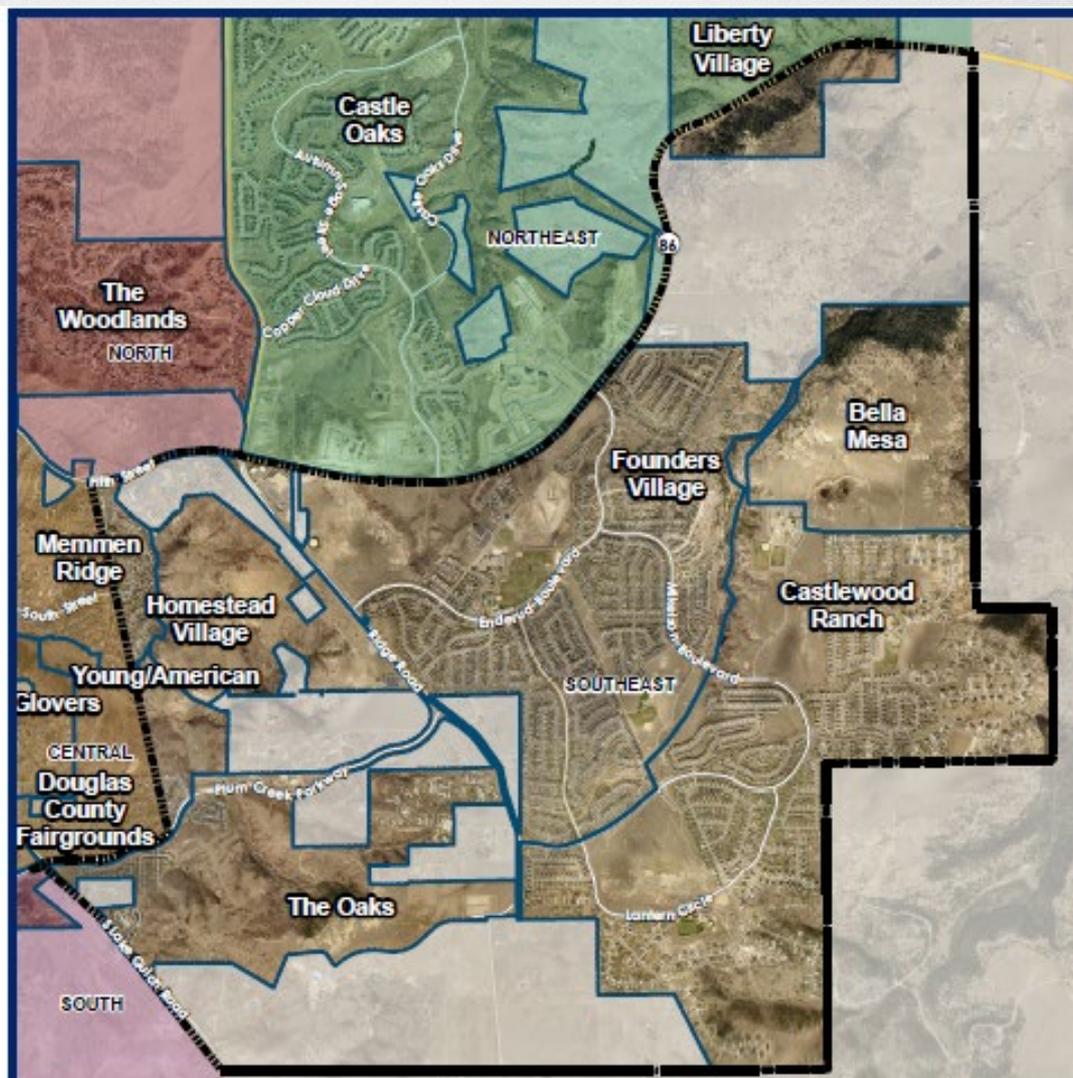
Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding contents, corrections, or updates please visit CRgov.com/Information, contact information.
Copyright 2019, Town of Castle Rock

Coordinate System: IPCS Colorado Central (5002)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 1/8/2019



- Newer area of Town with severe topography, PD, and County Ag land
- Liberty Village annexed in 1981 and rezoned in 2004
- Implementation of the "Village" concept





Southeast Character Area

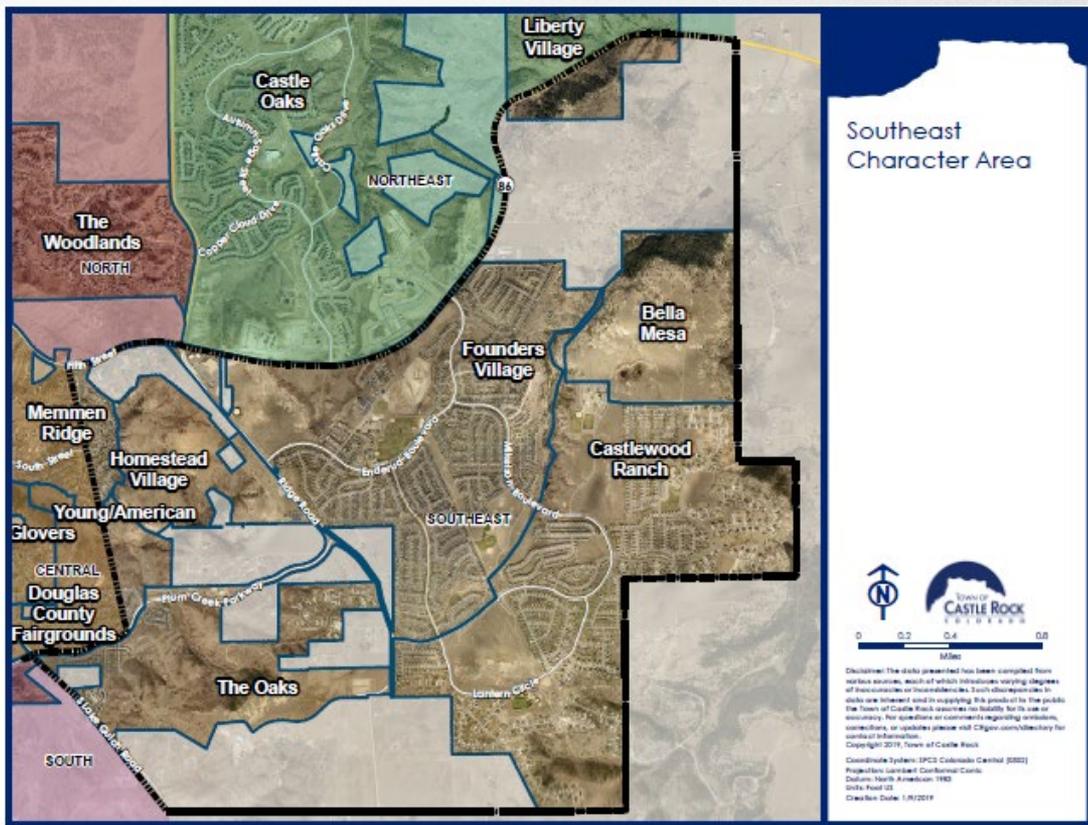


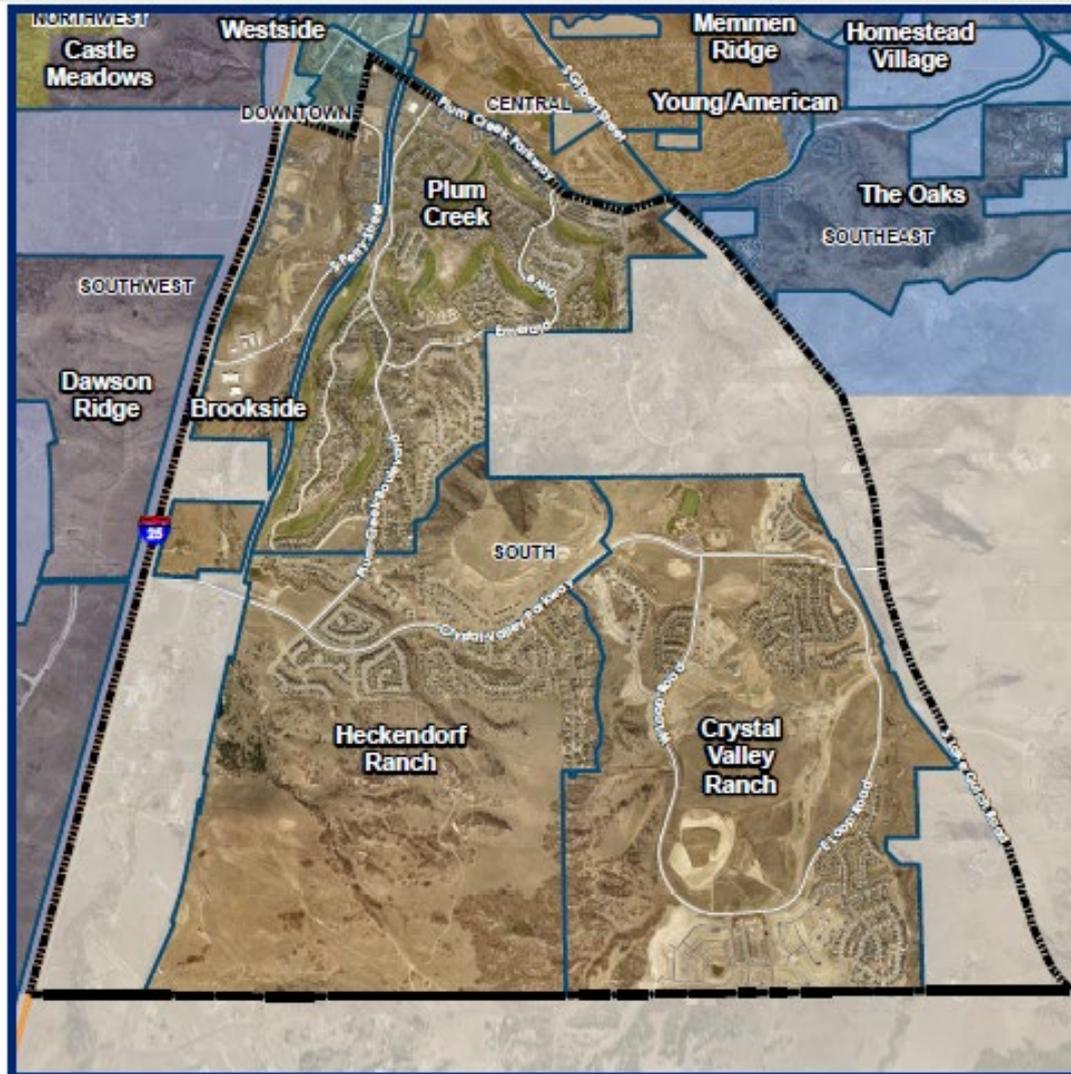
Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or uncertainties. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding accuracy, corrections, or updates please visit CR.gov.com/feedback for contact information.
Copyright 2019, Town of Castle Rock

Coordinate System: IPCS Colorado Central (5002)
Projection: UTM (m) Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 1/1/2019



- Founders Village followed the "village" concept created in the 1980's
- Severe topography, cap rock, Skyline / Ridgeline, mature scrub oak
- Outstanding views of the Front Range



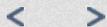


South Character Area

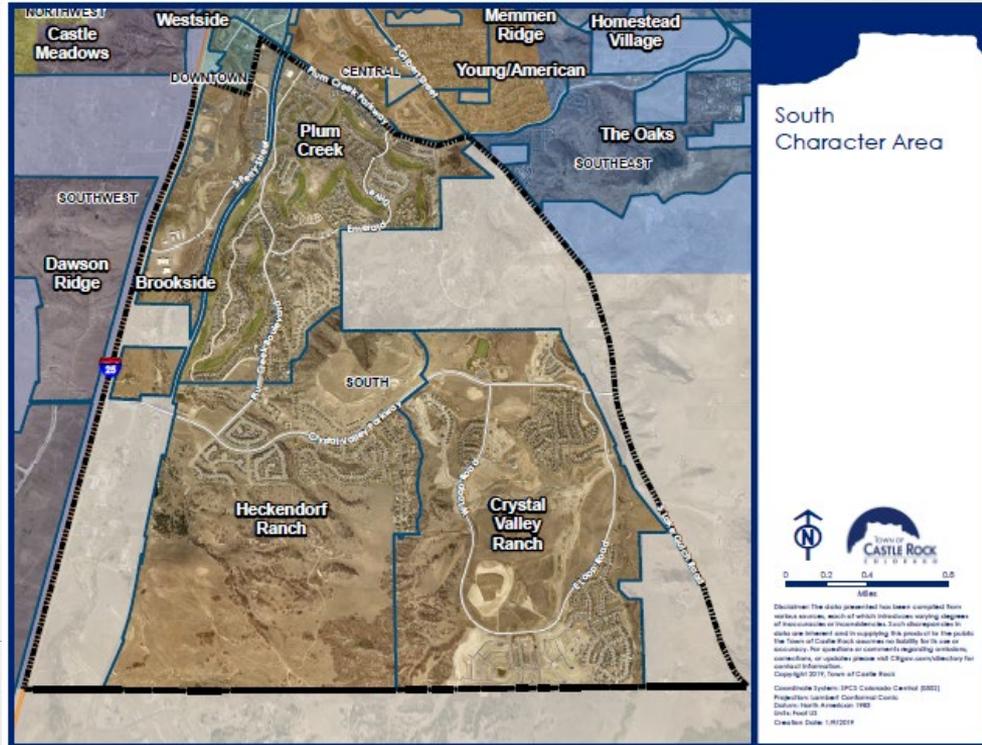


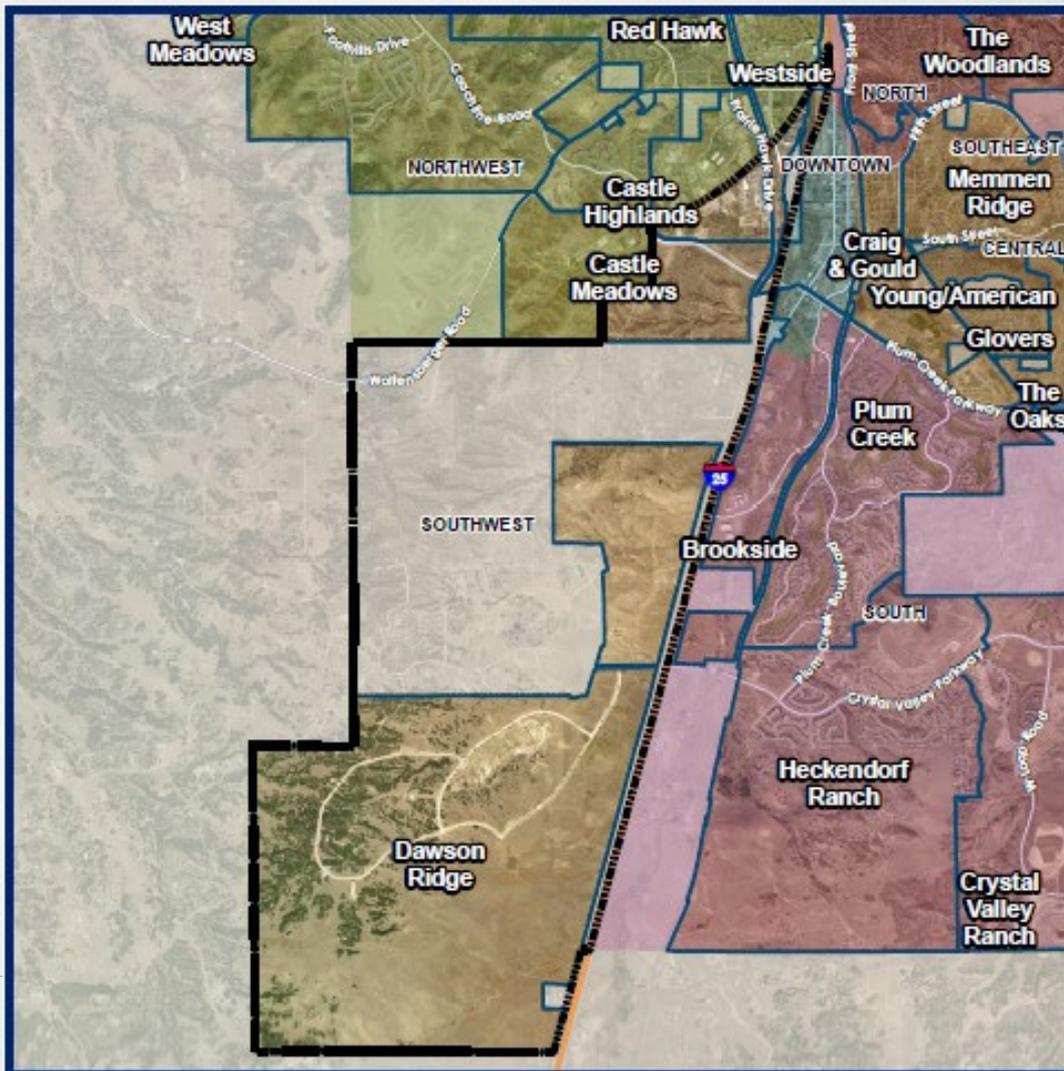
Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CI.gov.com/Information.
Copyright 2019, Town of Castle Rock

Coordinate System: IPCS Colorado Central (5002)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Drawn Date: 1/8/2019

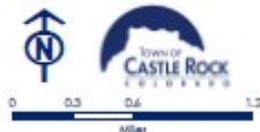


- Mixture of old and new zoning and development patterns
- Plum Creek first PD and the first Tournament Players Club
- Investment in CVR railroad bridge, CVR pedestrian bridge, CVR Parkway construction - 2006 Amendment and Town Open Space.





Southwest Character Area



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such other agencies 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 content, corrections, or updates please visit CR.gov.com/Directory for contact information.

Copyright 2019, Town of Castle Rock

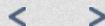
Coordinate System: IPCS Colorado Central (5002)

Projection: Lambert Conformal Conic

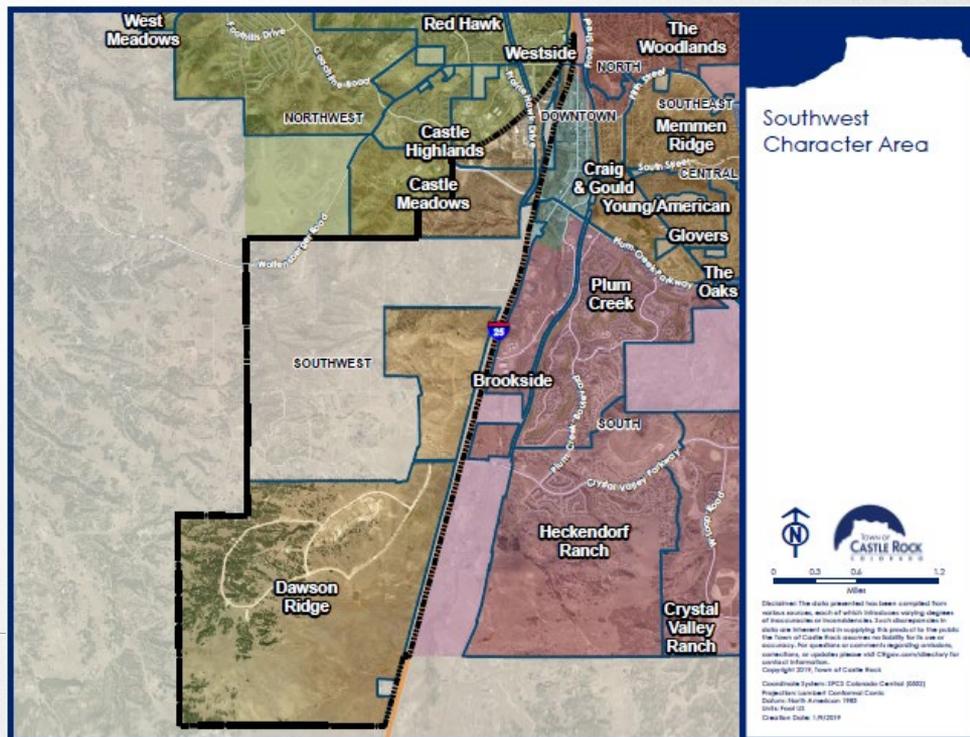
Datum: North American 1983

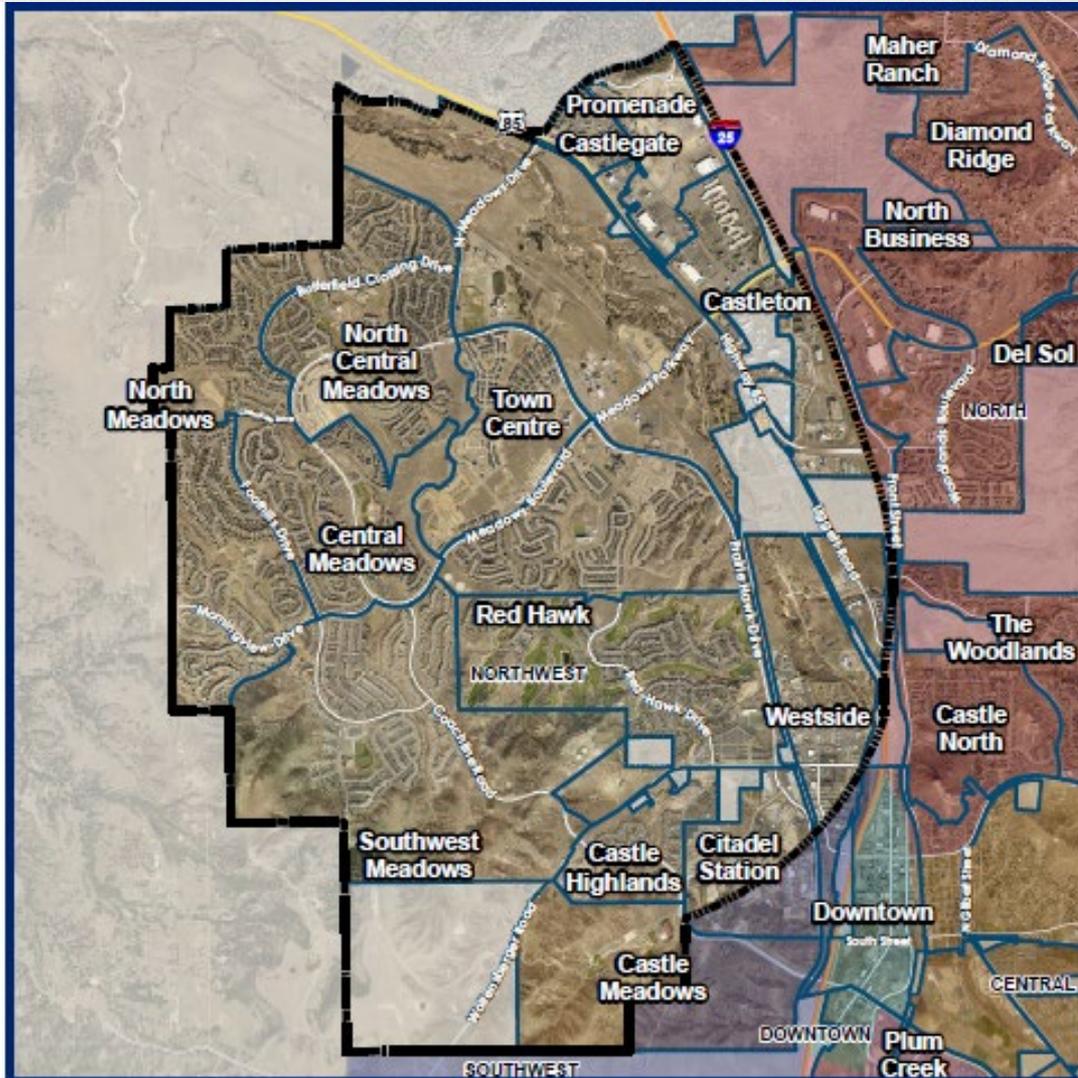
Units: Foot US

Creation Date: 1/8/2019



- Zoning actions 1984 -1988 for Dawson Ridge and Westfield zoned for 24 million sq. ft. commercial and 7,900 residential units
- DR infrastructure followed by bankruptcy and suspension agreement
- Plum Creek interchange, southwest connection road, URA





Northwest Character Area

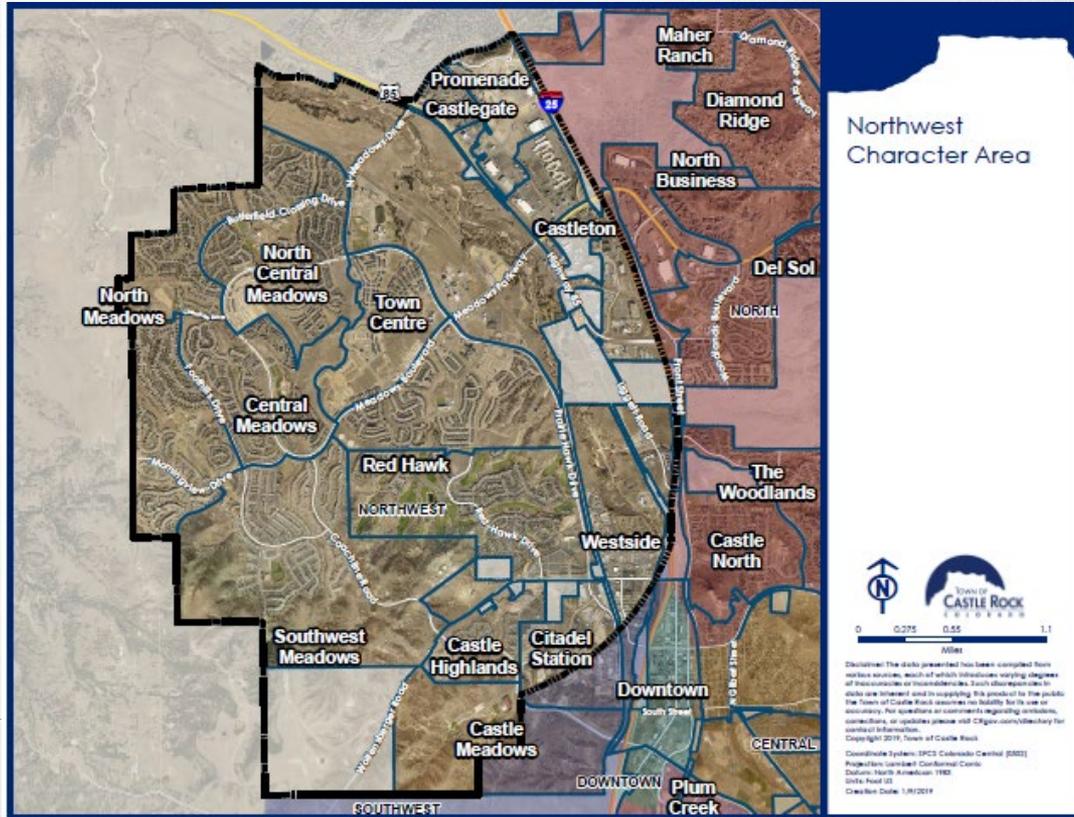


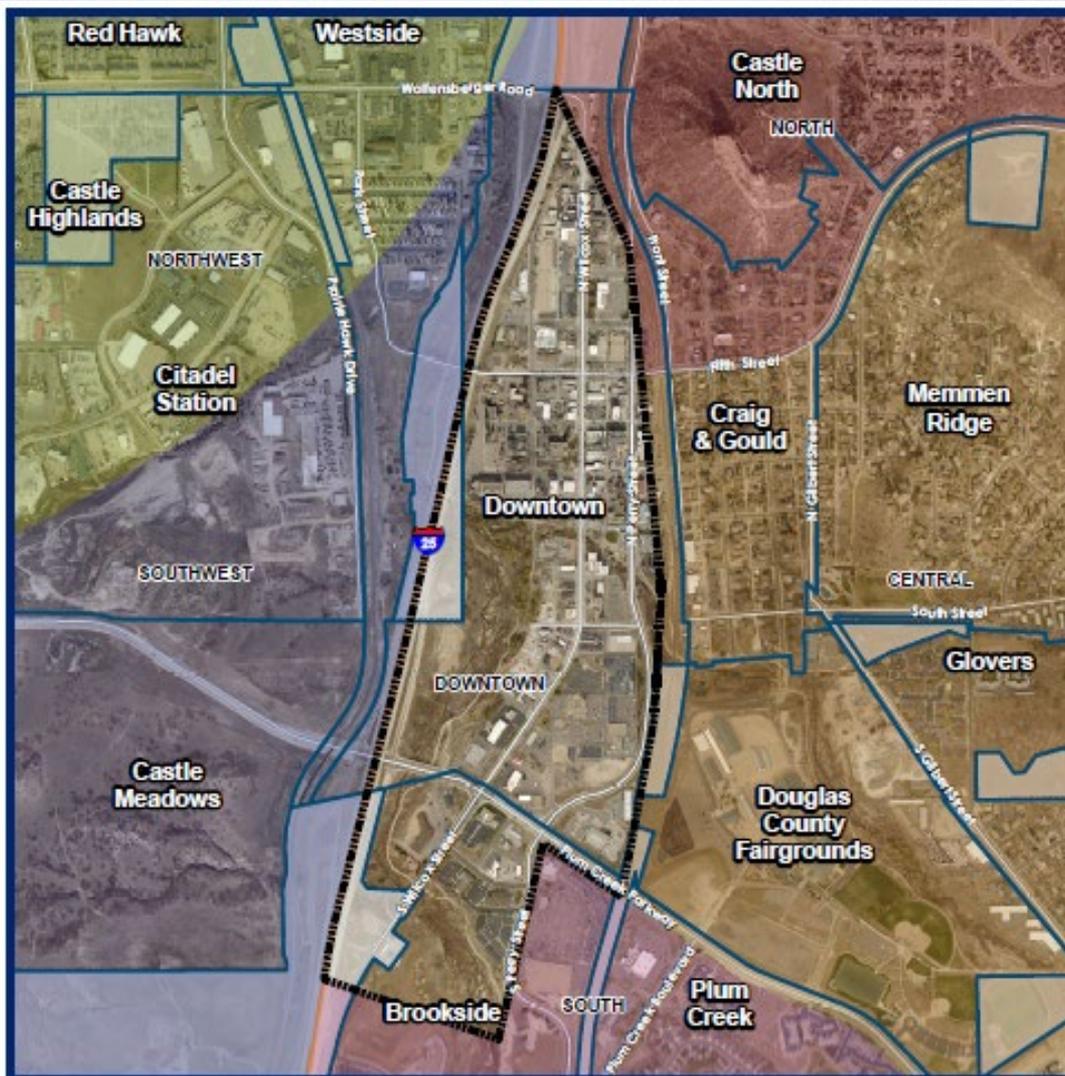
Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product for the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding cartilage, cartilage, or updates please visit CityGov.com/Information.
Copyright 2019, Town of Castle Rock

Coordinate System: IPCS Colorado Central (5002)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Feet US
Creation Date: 1/8/2019



- Meadows PD zoned in 1984 with 14,500 units, reduced to 10,000
- Town Center anchors the project with majority of the approximate 6,200 dwelling units occupied by SF detached





Downtown Character Area

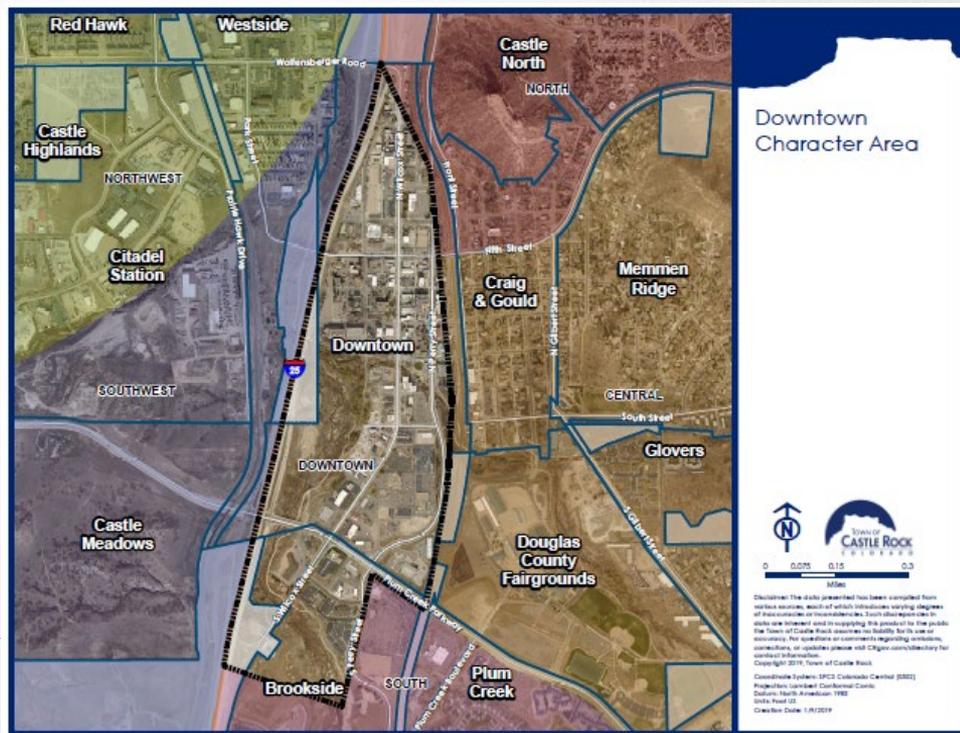


Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding accuracy, corrections, or updates please visit CRgov.com/Directory for contact information.
Copyright 2019, Town of Castle Rock

Coordinate System: SPCS Colorado Central (5002)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Drawn Date: 1/8/2019



- Represents historical center of Town, first land claims and subdivision
- Creation of DAC in 2006 followed by DDA in 2008 for street lights, landscaping & façade grants
- The Move, River Walk, Festival Park, Festival Commons



Projections For 2019