

HISTORIC PRESERVATION

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ARVADA, COLORADO



Buildings in Olde Town Arvada.



Residential edge in Olde Town.



A low-scale portion of the historic district in Olde Town.

Framework Plan, Design Guidelines and Form Based Zoning Standards for Olde Town TOD Area

Arvada is an inner ring suburb on the western edge of Denver, with a population of 100,000. The city is experiencing substantial growth, focused around new transit stations that are part of Denver's light rail system. The historic heart of the city, Olde Town, is revitalizing with rehabilitation and new construction projects.

Challenged with the prospect of attracting development while respecting community character, Winter & Company developed a framework plan, form-based standards and design review guidelines for Olde Town. A portion of the area is a historic district, and other parts are designated a conservation district. An abutting neighborhood defines a sensitive edge to the commercial and mixed-use portions of Olde Town, where transitions in scale are a concern.

At issue is how to accommodate reinvestment that is compatible with the traditional scale and character of the area, while increasing density to support transit systems. The planning process included hands-on public workshops, focus groups and one-on-one interviews. Key public agencies were also actively involved, including the City's Planning Department, the Redevelopment Agency, the Downtown Business Association, and neighborhood organizations.



A computer model illustrates a combination of commercial and residential building types.



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The project has three components:

Framework Plan

The framework plan establishes different “character areas,” with differing goals related to land use, building character and scale.

Form-Based Standards

The design standards define a series of building types, with prescriptive, dimensional standards for building massing, setbacks, and street character.

Design Guidelines

The design guidelines provide a more focused set of review criteria that are used with the City’s existing development review and permitting process.

SERVICES:

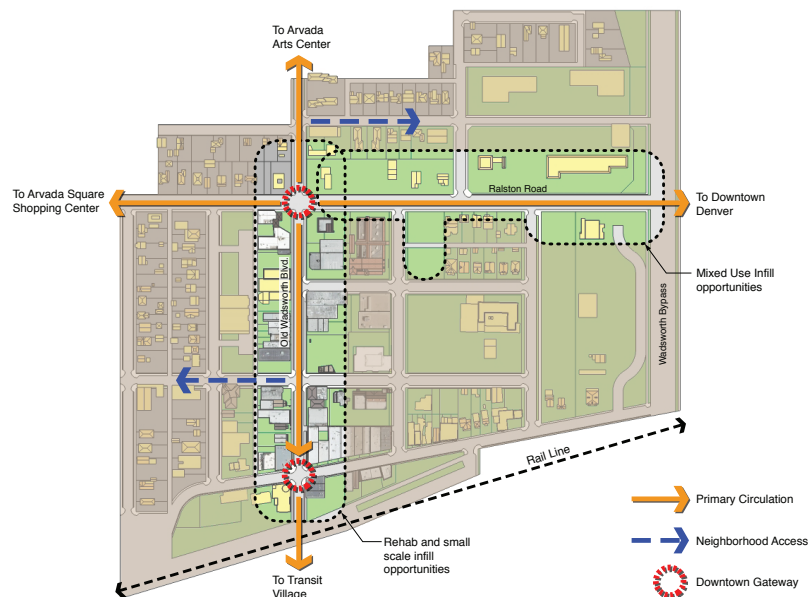
- » Framework Plan
- » Design Guidelines
- » Policies for Scale and Character
- » Code Update

CLIENT:

Cheryl Drake
Senior Planner
Community Development
Department
City of Arvada

DATE:

2009-2012



The new library

A framework plan identifies areas where rehabilitation of existing buildings is a focus and locates other parts along the Ralston Road corridor where infill is targeted. This map informed new design guidelines and code revisions for the area. This information will also be used by the City’s Redevelopment Agency in its efforts to attract investment into the area.



Winter & Company

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