

DESIGN GUIDELINES SERVICES

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FORT COLLINS, COLORADO



Old Town Historic District neighborhood

Old Town Historic District Standards Update and River District Design Guidelines

Winter & Company recently worked with the City of Fort Collins to update the Old Town District Design Standards and develop new design guidelines for the River District.

The Old Town Design Standards are updated to reflect best practices in historic preservation for established downtown historic districts. The update provides more user-friendly design standards and enhanced graphics throughout the document to aid in the interpretation of the guidelines. New topics are addressed, including sustainable design, alleys, public art and other service areas.



 River District

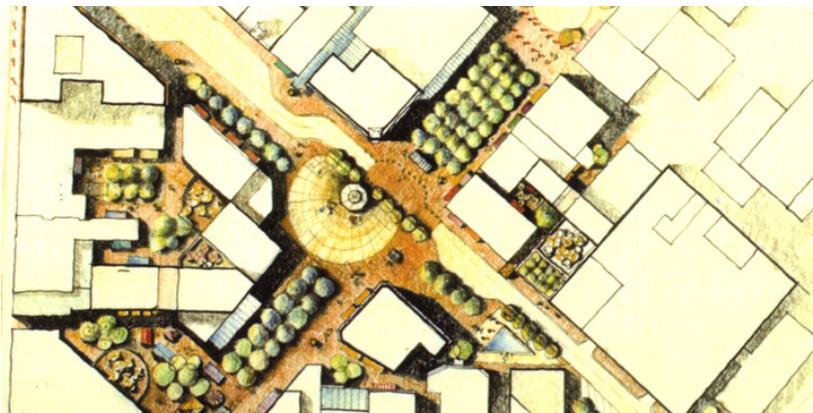
 Old Town District

The River District design guidelines promote the community's vision for the River District through compatible new construction and redevelopment. It also assists with interpretation of the special zoning standards that apply to the district. The goal is to support investment that builds a strong, pedestrian-oriented urban fabric and encourages creative design that is compatible with the historic context that remains.

The Fort Collins River Downtown Redevelopment Zone District is important to the history of Fort Collins and offers a significant opportunity for future redevelopment. Although it is the site of the original fort that grew into the present day city, only a few significant reminders of the past remain. These historic resources help inform the community vision for a district that extends the vibrancy of downtown while also hosting a diverse mix of uses that honor the area's agricultural-industrial past.



New infill following the design standards. The building steps down to the river's edge and provides outdoor amenities for the public.



The Master Plan and Standards for Old Town Center in Fort Collins, Colorado, recommended a pedestrian mall to accommodate increased levels of pedestrian traffic. Today, the mall is one of the most active gathering places in the region.



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The vision for the River Downtown Redevelopment Zone District is that it will be an active place, where the river, industry, art and history come together to provide a vibrant complement to Old Town Fort Collins. A mix of uses, including housing, commercial and industrial activities enjoy the amenities of the river and its preserved natural areas. Modern housing, restaurants, shops and office buildings join with established industrial enterprises to reflect the district's historic past and celebrate its future. Everyone enjoys the recreational opportunities found there.

Winter & Company worked closely with the LPC, City staff, stakeholders and the general public to develop the guidelines and standards. The process included interactive workshops with illustrated design review activities and open houses to provide opportunities to learn about and comment on the draft guidelines.



Restoration work on the building above followed the Old Town design guidelines. In some cases, such as this building, missing storefronts were reconstructed. In others, later uses were retained and designs were developed that enhanced the historic character while retaining future restoration options.

SERVICES:

- » Updated design guidelines for Old Town District
- » New Design Guidelines for River District
- » Community workshops

CLIENT:

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Preservation Planner
City of Fort Collins

DATE:

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