

## **Neighborhood Design Guidelines Aspen, Colorado**

**Services:**

- Design guidelines for established residential neighborhoods
- Analysis of visual character
- Design review training

**Client:**

Amy Guthrie  
City of Aspen

**Date:** 1994

The City of Aspen was facing a challenge of how to protect the character of eight core-area neighborhoods in the community in a manner that would accommodate new development and yet assure that the neighborhoods remained livable for local residents. Since one of the major dilemmas in Aspen is the fact that many of those who work in the community must live outside it, the City's goal is to make the core-area neighborhoods attractive once more for local, full-time residents. These neighborhoods include a mix of older and newer buildings, where in some cases the new buildings are out of scale or out of character with the traditional scale of the neighborhood. The guidelines focused on basic urban design principles that would encourage compatible building. Some neighborhoods are newer areas with higher densities that include apartment and hotel complexes. The guidelines in these areas focused on the sidewalk and street edges, seeking to ensure that they would remain pedestrian-friendly and avoid large expanses of blank walls. The City adopted basic principles as zoning regulations and endorsed the guidelines for special reviews.



*The guidelines focused on basic urban design principles that would encourage compatible building design, even in the outlying transition areas.*