

COMMERCIAL DESIGN STANDARDS

1

ASPEN, COLORADO



Aspen has a unique character that the city seeks to maintain as new development occurs.

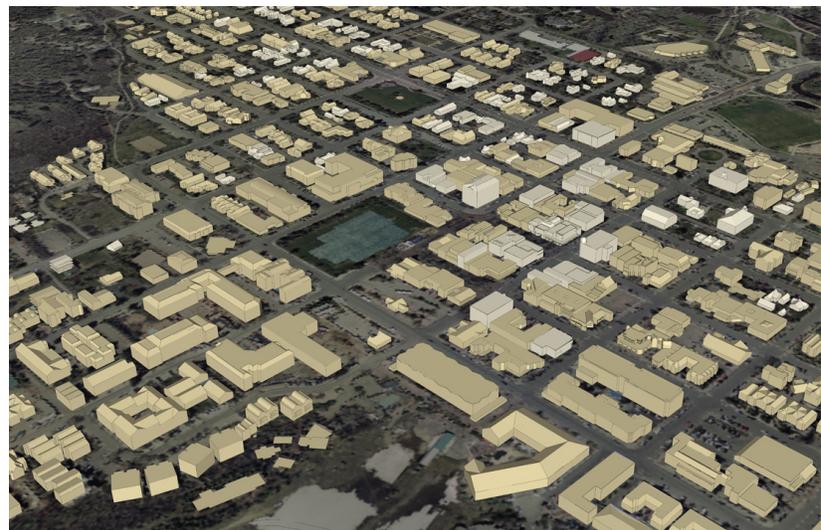


Increased pressure for development is occurring at the base of Aspen Mountain. New guidelines address these areas.

Commercial Design Standards and Guidelines

Aspen developed as a silver mining town from 1879 and by 1892 was the third largest city in Colorado. From the late 1930s the city flourished as a ski resort, developing an international reputation by 1950. Significant growth took place with the addition of new ski areas from 1957 through 1967, and the opening of the world's longest, single-stage vertical rise gondola in 1986. Development over this period reflects this resort focus, with the city firmly established as one of the premier world ski destinations.

Experiencing heightened pressure for new lodging and commercial accommodation, Aspen saw the pace and scale of development markedly increase, prompting concerns that the unique character of the city could be eroded. Alongside a comprehensive review of zoning regulations and growth management incentives for affordable space, the City of Aspen sought to ensure that future growth retains and enhances existing community character and identity.



Each commercial area and some surrounding context was modeled in Sketch-up, a three-dimensional modeling program. This model was then used to study existing mass, scale and building placement within the City as well as the effects of potential standards and guidelines.



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2

ASPEN, COLORADO

Winter & Company worked with the City to create a comprehensive series of design standards and guidelines for the commercial, lodging and historic districts of Aspen, refined the administrative review process and updated the current Historic Preservation Design Guidelines (prepared by Winter & Company in 2000) in accordance with the new guidelines. The project involved extensive character analysis, the modeling of development impact and options, and recommendations on standards and guidelines so future development proposals meet the character objectives of the City.



Recent development projects reflect the varied massing objectives of the revised development standards.

SERVICES:

- » Character Analysis
- » Commercial Design Standards and Guidelines
- » Administrative Process Review
- » Historic Preservation Design Guidelines Review

CLIENT:

City of Aspen
Jennifer Phelan,
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Chris Bendon,
Community Development Director

DATE:

2006-2007



Diagrams of proposed standards and guidelines were modeled to test their effects.



The commercial areas are divided into four distinct character areas.

