

Town of Winter Park

Design Regulations and Guidelines

Prepared By: OZ Architecture
1580 Lincoln Street, Suite 200
Denver, CO 80203
Publication Date: December 19, 1994

Design Workshop, Inc.
1660 17th Street, Suite 325
Denver, CO 80202

The Winter Park Town Council's Mission Statement Is:

“To actively develop as a quality resort community which reflects the beauty of our natural surroundings.”

These Design Regulations and Guidelines have been written to provide a greater level of detail regarding the type of development that promotes the Town's mission statement. All development projects shall be subject to review by the Planning and Zoning Commission and the Design Review Committee based on the regulations and guidelines set forth in this document. If a development project is to be built in phases, each phase shall be subject to design review.

These *Design Regulations and Guidelines* are written as a supplement to the Town of Winter Park Master Plan, the Downtown Improvements Plan, the Master Street Plan, the Town Charter and the Town Code. Each of these documents should be reviewed by owners, developers and design professionals prior to the construction of each development project.

The *Design Regulations and Guidelines* are organized to address two distinctive development areas within the Town of Winter Park. The purpose for this distinction is to encourage the development of a clearly identified, distinctive downtown for Winter Park. The base map of the Town of Winter Park, (refer to page 4), identifies the Downtown RC-DC District; any project within this district should follow the “Design Regulations and Guidelines for the Downtown RC-DC District”. Any project outside of this district but within the Town limits should follow the “Design Regulations and Guidelines for areas outside of the Downtown RC-DC District”.

Table of Contents

Forward	1
Vision	1
Definitions	2
Base Map of the Town of Winter Park Limits and the Downtown RC-DC District	4
Base Map Enlargement of the Downtown RC-DC District	5
Design Regulations and Guidelines for the Downtown RC-DC District	6
Guideline 1: Building facades shall be maintained at the build-to line	7
Guideline 2: Visibility of parking from the street shall be minimized	9
Guideline 3: Building siting shall be responsive to the existing site features	11
Guideline 4: Provide substantial building mass at the build-to line	12
Guideline 5: Building mass, length and height should be composed to provide variation, visual interest, appropriate scale and proportions	13
Guideline 6: Buildings shall be designed in a contemporary way. Building character should be responsive to winter park's unique mountain setting	15
Guideline 7: Avoid building character that makes overt reference to other times and other places	17
Guideline 8: Develop the first level of buildings to provide visual interest to pedestrian ways. Provide clear distinction between upper and lower floors	18
Guideline 9: All retail and other public entries shall be clearly visible and accessible from the pedestrian way along the building's primary street	19
Guideline 10: Snow management is critical in this mountain environment. Roofs shall be designed to either hold snow, or shed snow in appropriate areas	20
Guideline 11: Primary building materials shall be compatible and in harmony with the natural setting of winter park. Use of stone, wood, stucco and masonry is encouraged	21
Guideline 12: Mechanical appurtenances, services areas, storage areas, and trash receptacles shall be screened from public view	22
Guideline 13: Parking lot lighting in DC and RC zone district of Town should be kept to a minimum	23
Design Regulations and Guidelines for Outside of the Downtown RC-DC District	24
Commencement of Work and Improvement Agreements	26
Design Review Process	27
Submittal Standards and Requirements	30

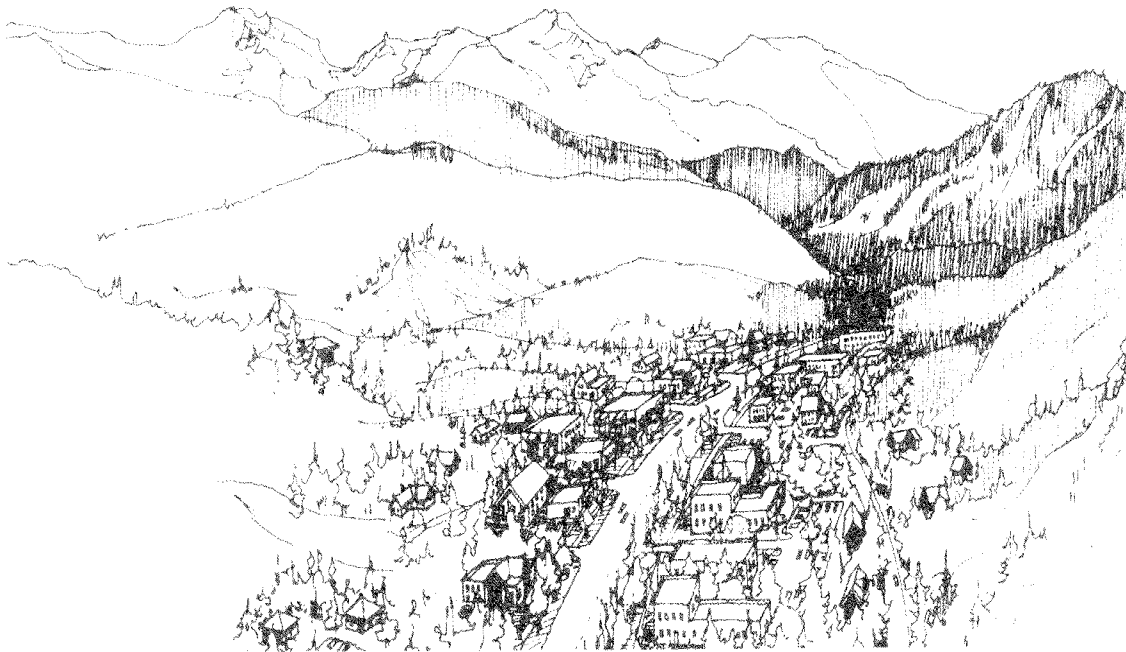
Vision

It is the vision of the Town of Winter Park to create a viable and comfortable resort community. The Town's character should reflect the beauty of its Rocky Mountain setting and the diversity of its people.

Winter Park is situated in a dramatic mountain valley surrounded by majestic peaks. The coniferous forest weaves through the Town creating a unique rustic environment. As the Town develops, the strength and presence of this landscape should be enhanced by careful site planning, proper building scale and appropriate architectural character. Individual buildings should not visually dominate the townscape and natural surroundings, nor call undue attention to themselves. The use of building forms, elements and materials that are derived directly and indirectly from the mountain environment and the application of technology that is responsive to the local needs and climate will begin to establish an architectural vernacular that is unique to the Town of Winter Park.

It is important that the Town encourages a pedestrian environment by creating a clear and definitive downtown. The activities of shopping, going out to eat, seeing old friends and meeting new friends are activities that define a traditional downtown. Development patterns and buildings should be designed to create a vibrant pedestrian environment that will promote these activities.

Throughout the Town, development that is responsive to both the surrounding mountain environment and the changing needs of the community will begin to establish a local identity unique to the Town of Winter Park.

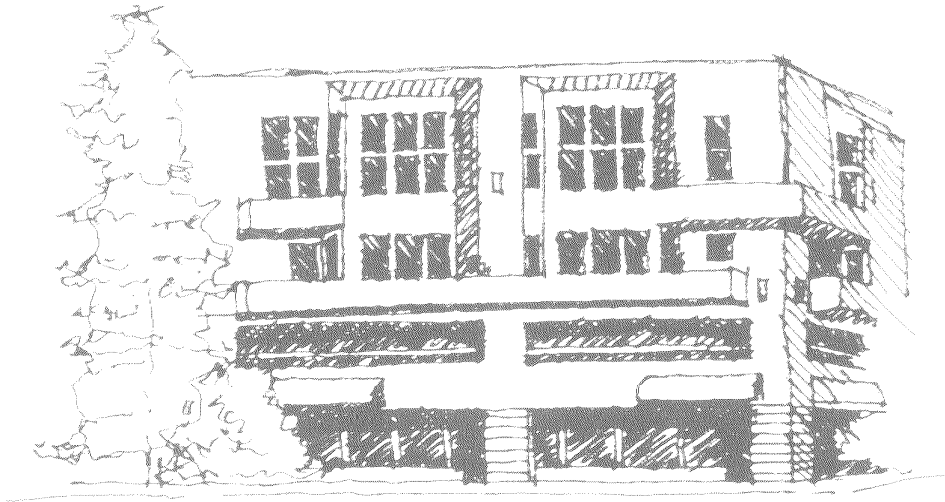


Definitions

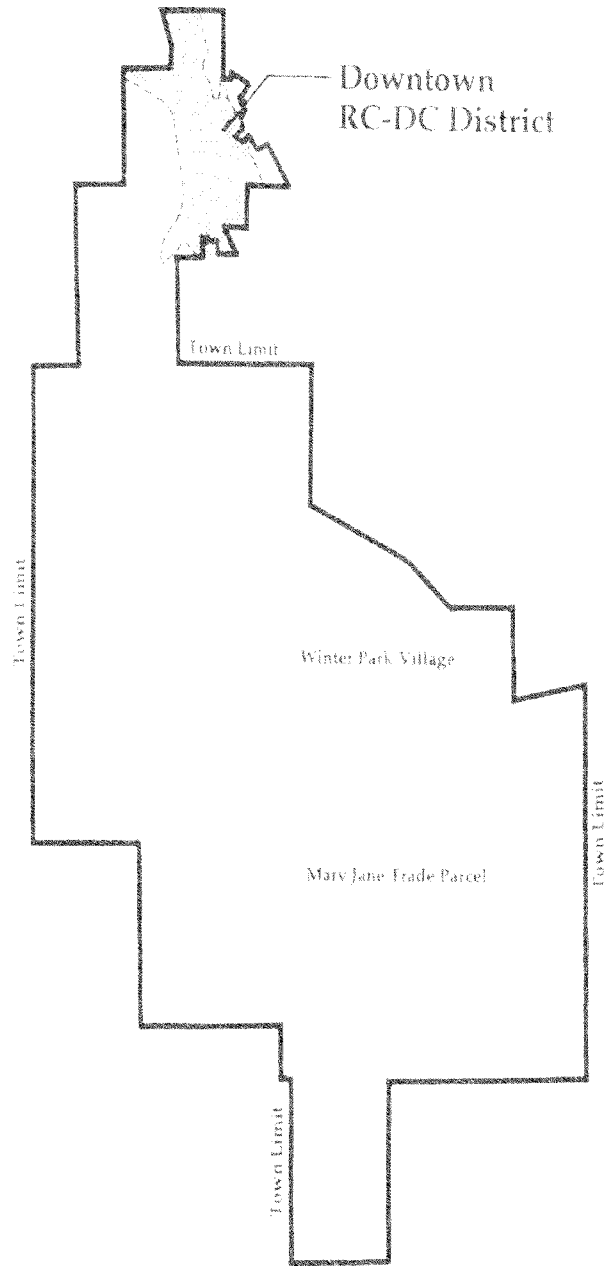
AUTO ACCESS	Paved vehicular access from a public R.O.W. whose width is not to exceed 24' of paved surface. A Highway 40 access will be allowed only if consistent with the Downtown Improvements Plan and approved by CDOT.
BENEFICIAL USES	Uses, structures and improvements other than a lot's primary building which enhance the pedestrian street environment.
BUILD-TO LINE	A line which defines the closest boundary to the street upon or about which a building must be constructed and from which allowed variations to a building's facade will be measured. Generally, the build-to line is either a right of way or an easement.
FACADE	The face of a building which faces the street.
FRONTAGE	The part of the property which faces the street.
HEIGHT OF BUILDING	<p>The vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hip roof. The referenced datum shall be selected by either of the following, whichever yields a greater height of building.</p> <ul style="list-style-type: none">A. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such a sidewalk or ground surface is not more than ten feet lowest grade.B. An elevation ten feet higher than the lowest grade when the sidewalk in A above is more than ten feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.
LANDSCAPED OPEN SPACE	An open area of land improved with predominately native plantings and configured in a manner which enhances the natural character of the Town of Winter Park.
PEDESTRIAN AMENITY ACCESS	Constructed and improved open space such as courtyards, seating areas, cafes and plazas which enhance the pedestrian experience by providing activity and interest to the streetscape.
PEDESTRIAN ACCESS	A clearly defined paved path designed primarily for pedestrian use which meets all applicable Federal, State and City requirements for public access ways.

Definitions

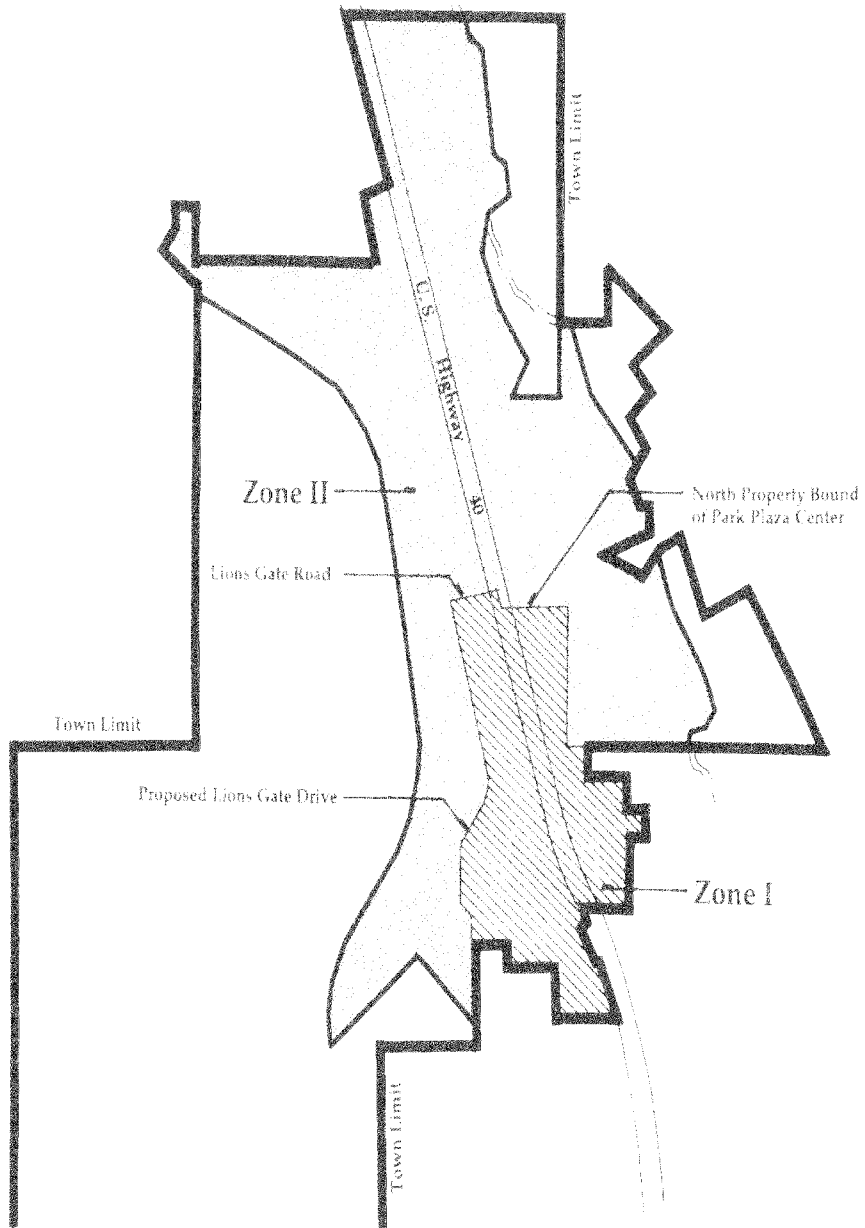
PLAZA	An open area for public use which has a surface that is predominately hard surface material. The area should be designed and furnished in a manner which attracts and promotes public uses such as cafes, gatherings and other outdoor activities.
PRIMARY STREET	The street which accommodates the majority of vehicular traffic relative to an intersecting street.
SECONDARY STREET	The street which accommodates the minority of vehicular traffic relative to an intersecting street.



Base Map of the Town of Winter Park Limits and the Downtown RC-DC District



Base Map Enlargement of the Downtown RC-DC District



Design Regulations and Guidelines for the Downtown RC-DC District

The regulations and guidelines for the Downtown RC-DC District have been written to achieve the Town's vision for a pedestrian oriented, visually cohesive, economically viable downtown. The regulations and guidelines promote a cohesive development pattern while allowing for a level of diversity and exuberance in the design and construction of individual projects.

The regulations and guidelines are educational, intentionally brief and concise, and should provide the reader with an understanding of the Town's desired vision for the downtown district. It is important that the owner, developer and design professional read them in their entirety. Questions regarding clarification of the guidelines are encouraged and should be an integral part of the design review process.

In accordance with the Downtown Improvements Plan, two distinctive zones within the Downtown RC-DC District have been identified. Zone I encourages a tighter and denser development pattern. Zone II, because of existing utility constraints and a larger lot pattern, will have a looser, lower density character which will allow for the infiltration of the surrounding forest into the downtown district. These differences in character between Zones I and II warrant that certain guidelines be applied to their respective zones only. Throughout this section, the zone specific guidelines are clearly defined.

A pedestrian environment has been identified as a priority in both zones. Buildings, parking, amenity areas and open space should be located to provide and encourage a more pleasant pedestrian experience throughout the Downtown RC-DC District.