

THE WINTER PARK TOWN PLAN OLD TOWN AMENDMENT

CREATED BY THE OLD TOWN NEIGHBORHOOD ENHANCEMENT COMMITTEE

*Planning Commission Resolution 3, Series 2013
November 26, 2013*

*Town Council Resolution 1423, Series 2013
December 3, 2013*

Introduction

Old Town Winter Park is a historic area within the town limits that is located between the downtown and Winter Park Resort (Resort). It consists of commercial and residential areas and is the primary vehicular, bus and pedestrian route between the downtown and Resort. Old Town also shares property lines with the Resort on three sides and is the north entry point to the Resort.

Old Town has four distinct areas (as approached from the north):

Service Area – US 40 one-way entry point, Ski Parking at Bus Barn lot, Bus Barn

Core Area – Commercial and residential zones between Fir Drive and Old Town Drive intersection.

Resort Corridor – Resort security gate to the railroad trestle. A major entry to the Resort.

Old Town Drive – Exit from US 40 to Winter Park Drive. A new fire station has been discussed for this area

History of Old Town Winter Park

Winter Park began as two small settlements, Old Town and Hideaway Park. Old Town came into existence because of the construction of the Moffat Tunnel. Hideaway Park was a village that began in 1932. On August 1, 1978 the town was founded and became Winter Park. Old Town was included in the town limits of Winter Park.

Today, Old Town is the link between downtown Winter Park and the base of Winter Park Resort. There is an opportunity to emphasize the rich history of the Old Town area and improve the area for guests and residents. Guests and residents are interested in the history of the following landmarks in Old Town:

Moffat Tunnel
Historic Adolfs Building
Original site of the Town of Winter Park
The history of Winter Park Resort
Great views from Old Town of some of the original trails.

ACTION ITEM - There is an opportunity to create self/guided walking tours of Old Town to share the history of the Town of Winter Park and Winter Park Resort.

Why an Old Town Amendment to the Town Plan?

Old Town Winter Park is within the town limits of Winter Park. The current Town Plan does not include Old Town. Excluding a portion of the town would be in direct conflict with the town's mission statement to actively develop as a quality resort community reflecting the beauty of our natural surroundings. An amendment to the Town Plan for Old Town does the following:

1. Directs and influences growth of desirable areas. Old Town is a unique and very developable part of Town.
2. Increases awareness by linking Old Town with the Resort and Town.
3. Provides a unique character that is pedestrian friendly and enhances gathering.
4. Capitalizes on the historic value.
5. Recognizes the importance of the proximity to the Resort.
6. Improves economic development in Old Town.

Current Assessment of Old Town

Businesses

There are two commercial businesses in Old Town, Alpine Sun Ski & Sport and the Adolfs Event Center & Tavern. Alpine Sun Ski & Sport is a full service ski shop and the Adolfs Event Center & Tavern is a special event center and tavern. There are several ski lodges in Old Town, The Timber House Ski Lodge, The Pines Inn, The Ski Inn and Beau West.

The change of Winter Park Drive to a one-way created some issues with the local businesses in the Core. However, people have adjusted and with new residents and interest, additional businesses like a convenience store, a liquor store, a restaurant, bicycle shop, etc would be appropriate.

ACTION ITEM – Creation of a strong pedestrian area is needed.

Residents

Old Town consists of a mix of single-family homes, condominiums, townhomes, and mountain inns. The majority of year round residents live in single-family homes in the neighborhood west of Winter Park Drive between Cedar and Fir Drive. Most condominiums and townhomes are on

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short-term rental programs or serve as second homes. The mountain inns are primarily nightly rentals. Short-term rentals serve as a large bed base for the guests visiting the Town and the Resort.

The “pillow count” for Old Town is currently (2013) at 720 (not including the resort). Available land and zoning regulations would allow for an estimated additional 600-750 pillows. This build-out of near 1500 pillows would provide a base for more commercial development in the Core of Old Town and a strong reason for the Town to make improvements.

Streets and Trails

Winter Park Drive is the main corridor and link from the Resort to the Town of Winter Park. This through-fare is used by walking pedestrians, biking pedestrians, autos and buses. Winter Park Drive at the Resort Corridor has streetlights and a separation from vehicular traffic. This street needs to be improved from the pedestrian level at the Core area of Old Town by doing the following:

ACTION ITEM

- a) Improve the street edge on both sides by reducing unlimited curb cuts both paved and unpaved.
- b) Reduce gravel zones in the ROW and at edges through selective “weed” mitigation, planting green areas to the asphalt, and walkways where appropriate.
- c) Provide distinct pedestrian wait zones with marked bus stops and shelters, flower planters with benches.
- d) Replace and widen the existing railroad trestle at the resort entry for improved pedestrian access and safety.

A Center for Old Town

Old Town does not currently have a town center. A small pocket park in the Core near the commercial area would be appropriate. A place to get off your bike. Sit on benches at a gas fired log focal point. Provide historical information. A place to get down to the river. Porta-toilets or restrooms. This area could be combined with a bus shelter and entry to the Fraser River Trail.

Character of Old Town Improvements

Old Town Winter Park has long been thought of as the funky discarded sister of the Town. But the history of Old Town is the history of all Winter Park development. The building of the Moffat Tunnel, logging operations, and the development of the Mountain all played important roles in the history.

The nature of early development in Old Town seems to have a little rougher edge than other parts of Town. Character details below define those differences:

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Character Details and Design Guidelines

The following are details that would help give Old Town a unique character:

1. Timbers used for the new bus shelters and other elements should be over sized, with painted exposed fasteners, metal plates and simple random steel supports.
2. Shed roof lines made with corrugated roofing gives a mining appearance.
3. The use of railroad ties as a base material to planters, bus shelters, etc. is appropriate. More uniform timbers are appropriate for any vertical parts of a shelter, planter, signage, etc.
4. Any stone used for planters or other landscape elements should be larger boulders and less uniform on appearance. Provide large rocks as sitting areas.
5. The flowers should be a little more wild. Planter boxes should also be made of timbers to elevate the foliage from the ground plane.
6. All signage should have a unique, rougher edge look.
7. The walkways could be limestone pavers instead of poured concrete.
8. Curb and gutter may not be appropriate in all areas, but street edges need to be better defined with improved landscaping and selective “weed” control and elimination of excessive curb cuts.
9. Any new public buildings need to have an Old Town character based on these guidelines.

Proposed Improvements to Old Town

1. Landscape Island A new landscaped traffic island at the T intersection of Old Town Drive and Winter Park Drive is needed for the following reasons:

- a. Improve Traffic Safety. The separation of vehicles, walking pedestrians and biking pedestrians would be greatly enhanced.
- b. Improve Signage. All signs to the Resort, Old Town and Downtown would be consolidated and eliminate confusion. An island would simplify directions to all locations.



Landscape Island

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c. Enhance Visual Character of a Major Town Intersection. A new island would have summer flowers, a unique character and would be a entry to the Resort, Old Town and promote Downtown.

2. Signage New and improved signage (separate and in combination with planters and bus shelters) would unify Old Town and, of course, help with better directions.

3. Planters for Summer Flowers Raised planters made from railroad ties and timbers provide a more vertical element at street corners and other designated areas in the Core of Old Town on Winter Park Drive. These could double as sitting areas, signage, and bus stop area.



Street Signs

4. Bus Stops and Bus Shelters Bus stops could work in combination with planters and, at high use stops be shelters that would continue the newly established Old Town character of railroad ties, timbers, exposed steel bracing and fasteners and shed roofs. These new features would provide needed visual elements that would be very functional and continue to establish the Old Town character.



Bus Stops

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5. Fraser River Trail Entry and Route The Fraser River Trail ends abruptly at Trademark Drive. It could extend over the Trademark bridge, follow the River and terminate near the Adolfs property. An easement through private property should be applied to extend the route through some beautiful trees on the river. The entire Fraser River Trail through Old Town from the auto gate to the Trademark Bridge needs to be reassessed and redesigned.



Fraser River Trail Entry

6. Street Lights All of Old Town needs better, more pedestrian friendly street lighting. The new lights at the Resort Corridor (from the security gate to the trestle) should be extended on Winter Park Drive in the Core area. Old and existing street poles should be removed.
7. Curb and Gutter There are many street drainage issues that need to be solved by civil design. Sidewalks, curb and gutter would also improve the pedestrian experience. Elimination of excessive curb cuts is desired.
8. Railroad Trestle Replacement The existing trestle is too narrow for safe pedestrian and vehicular travel. The walkway from Old Town currently ends at this point and that bottleneck has always been dangerous. A coordinated effort from the Resort, the Railroad and Town to replace the trestle needs to occur.

Growth and Development Potential with Improvements

There is a new commercial energy in Old Town Winter Park. There have been two commercial enhancement grants provided by the Town of Winter Park awarded to the Historic Adolfs Building. A new patio, landscaping, flowers, and improved lighting have created enthusiasm and interest in the Old Town area. Alpine Sun Ski & Sport and the Adolfs Event Center & Tavern are located in the Adolfs building. Alpine Sun provides ski rental, service, and accessories to guest and locals and the new event center & tavern is hosting private parties including weddings. The new patio is attracting

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bike riders, long boarders, and hikers using the Fraser River Trail as a link between the downtown and Winter Park Resort.

All of the proposed improvements would enhance the pedestrian qualities of the Old Town core district. This, along with other good planning, would create a unique area for both commercial and residential development. There is already a higher density than other parts of Town and with the implementation of better streetscaping in the Core area (primarily) there is great potential for more commercial and mixed use development. This area is small in size, but could leave a very positive impression with any resident or visitor.

Implementation

The following list prioritizes the order the improvements should be implemented -

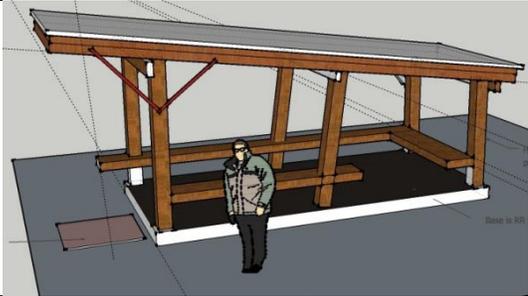
1. Landscape Island at the intersection of Old Town Drive and Winter Park Drive
2. Improved Signage
3. Flower Planters and Summer Flowers
4. Improved Bus Stops and new Bus Shelters
5. Improved Fraser River Trail Entry and Route through Old Town
6. Pedestrian Street Lights
7. Curb and Gutter
8. Bridge over the Fraser. Paint or add wood detail to the concrete railing

Vision for Old Town/2030

Old Town Winter Park will always be a small enclave that links downtown with the Resort. It also could be a unique zone with pedestrian friendly streetscaping, a small commercial environment serving a lively residential population that both live there and travel through. Thoughtful improvements for bicyclers, skiers, people walking and using public transportation will give a lasting and positive impression to the visitor. This gateway to the Fraser River Trail will make it special for summer and winter users.

Old Town on the Fraser River Trail!

Graphic Exhibit

		<p>Bus Shelter at Winter Park Resort Bus Barn Parking Lot</p>
		<p>Bus Shelter at Various Locations in Old Town</p>
		<p>Fraser River Trail Entry Feature</p>
		<p>Street Signs with Planter Boxes Proposed for each Intersection</p>

Graphic Exhibit



Street Planter
View coming from Resort



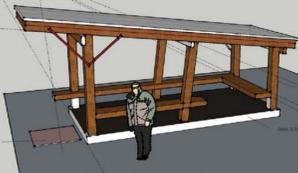
Street Planter
View coming from Highway 40



Street Planter
Overhead View



Old Town Winter Park 2013 Master Plan



BUS SHELTER



BUS SHELTER



STREET SIGNS



FRASER RIVER TRAIL ENTRY



FLOWER BOXES



STREET LIGHTS



SIDEWALKS



FLOWER ZONE



1 inch = 77 feet

Produced - September 2013
Data Source - Grand County GIS / NWCCOG GIS

Map Disclaimer:
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Every effort has been made to provide the most accurate data, however,
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