

Colorado Main Street Guidebook

Creating and Preserving Historic Main Street Districts in Colorado

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MURP Capstone

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The goal of this project was to assist the Colorado Main Street Program in developing a Guidebook for establishing historic Main Street districts and how to sustainably maintain current historic districts. This Guidebook will aid small towns in accessing vital resources that can benefit their communities. By focusing on historic preservation, the legacy of Colorado's historic downtowns can be secured for future generations. The deliverables for this Capstone consisted of providing supplemental information for six chapters of the Guidebook, which was already in development. The chapters are titled "Introduction and District Character", "District Sustainability and Resilience", "Local Government and Community Policy", "Main Street Districts Infrastructure", "Public Amenities", and "Financing District Improvements".



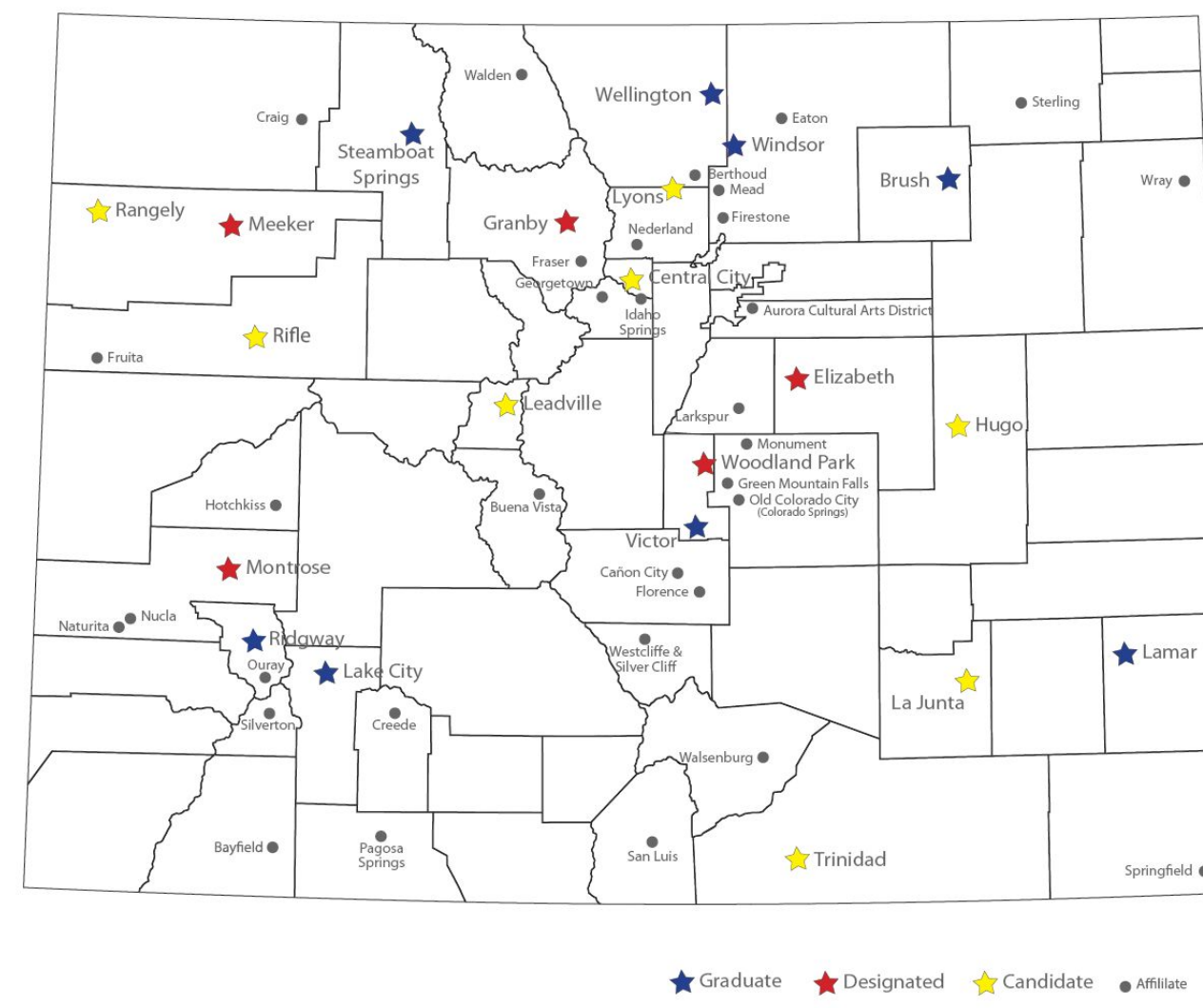
Leadville



Hugo



Main Street Communities



Wellington



Steamboat Springs

Introduction and District Character:

Defining your community's identity * Benefits of historic district redevelopment * Establishing a district

District Sustainability and Resilience:

Can historic districts be sustainable? * Hallmarks of a sustainable downtown historic district

Local Government and Community Policy:

Responsibility of local leaders * Community-led Redevelopment * Gaining community trust

Main Street District Infrastructure:

Multi-modal transportation * Infrastructure and amenities * Small town planning

Public Amenities:

Walkability * Community improvements * Public art

Financing District Improvements:

Business Improvement Districts * Downtown Development Authorities * Urban Renewal Authorities

"There can be no sustainable development without a central role for historic preservation." Donovan Rypkema

10 Steps

to Establishing a Local Historic District

1. Consider the whole package
2. Recognize the district's associative value and economic advantages
3. Make a compelling case
4. Form a broad-based task force
5. Launch a public awareness campaign
6. Ally with a local nonprofit preservation organization or historical society
7. Identify and gather information on your community's historic resources
8. Set the district boundary lines
9. Go through the design review process
10. Keep educating even after historic district designation occurs

Main Street Revitalization 4-Point Approach



8 Tips

for Understanding the Complexity of Historic Districts

1. Can help strengthen communities and attract people back to cities
2. Tell the story of our nation in all its complexity and diversity
3. Keeping buildings alive, in active use, and relevant to current needs
4. Benefit all people, whether or not they actually own a home or business in them
5. Can limit vertical development without limiting density
6. Conducive to affordable housing, if it's done correctly
7. Restrictions on property alterations don't necessarily have to be burdensome
8. Can protect a property owner's investment