

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #42

Desired Character and Function

District 42 is located southeast of Town in the basin between Little Mountain and Rocky Point. It takes in a large portion of the Wakefield mining grounds.

The primary function of District 42 is to provide an area of low density residential use. This would allow for flexibility in the housing stock, thus providing diverse opportunity to the permanent resident. It is recommended that this District be developed with single family up to 4.-plex, townhouses and lodges of contemporary architectural character. It is also recommended that the natural character of District 42 be preserved by encouraging new development to utilize the natural elements as major design components.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	2 UPA
Structural Type:	Single Family, Duplex, Triplex, 4-Plex, Townhouses, Lodge

Low density residential uses are acceptable. The structural type would be generally limited to single family, cluster, duplex, triplex, 4-plex, and townhouses. Small, rustic lodge type development of 24 rooms or less is also acceptable. Condominium type development is discouraged.

General Design Criteria

Architectural Treatment

Contemporary architectural design emphasizing rustic, mountain type ornamentation and natural siding materials is recommended. Architecture which is harmonious to the natural environment while being sympathetic with any surrounding development in the immediate area is acceptable.

Building Heights

Generally, residential units located in the flat areas should not exceed two stories above grade, while those built up against a hillside may be three stories above grade. The determination of acceptable building heights shall be made by Special Review according to the Development Code process. However, it is encouraged that building heights of new structures be compatible with the scale of the surrounding neighborhood.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. However, all development along streams, drainageways, flood plains, and significant wetland areas shall be setback 25 feet from these elements.

Pedestrian Circulation

The potential pedestrian activity generated by the build-out of this District will be relatively low. Internal pedestrian circulation in the form of rural type pathways should be 'considered. A major pedestrian link should be provided between this District and the main downtown activities.

Currently, major Nordic ski trails pass through portions of this District. It is highly encouraged that these trails be preserved and additional trails be incorporated within new development to expand both Nordic skiing and summer hiking experiences.

Vehicular Circulation

Boreas Pass Road is the major arterial serving District 42. It runs through the northernmost portion of the District. It is recommended that Boreas Pass Road remain the major thoroughfare. All primary, secondary and driveway access should be carefully integrated with Boreas Pass Road to minimize conflict with through traffic.

Public Transit Accommodations. Currently, the public transit system does not service any portion of District 42. Future public transit should be provided as the build-out of the District dictates. The location of future bus stop pull offs for the loading and unloading of passengers should be in close proximity to areas of major activity. All new bus stops should be integrated with residential and commercial developments, and major vehicular and pedestrian networks.

Until the time public transit does serve this District, it is encouraged that in areas of dense development shuttle vans be provided by the homeowners to carry occupants of the development to major centers of activity.

District Improvements

Utility Improvements

Water Facilities. All development in this District will be serviced from an eight inch water line running along the old Boreas Pass Road right-of-way. This line will have to be extended to District 42 prior to development. Currently, this eight inch water main is owned by the Woodmoor Water District and maintained by the Town of Breckenridge.

While the eight inch water main is capable of servicing anticipated build-out for District 42, water storage most likely will be insufficient to meet fire flow requirements without construction of an additional storage tank somewhere in this area.

Sanitation Facilities. Sanitation collector lines do not presently exist in District 42, however, a ten inch line does run along the old Boreas Pass Road right- of-way just outside of this District. Extension of this existing ten inch line will be required prior to any new development. Once new collection lines are installed which comply to Town and Breckenridge Sanitation District specifications, sewer service will be adequate for the full development potential of the District.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television service presently do not exist within District 42. New service for all these utilities will have to be extended from existing lines outside of this District. It is required that all new distribution lines be installed underground to individual utility companies specifications with proper easements provided. Adequate natural gas, electrical, telephone, and cable television service is available to provide for the full development potential of District 42.

Capital Improvements

Capital Improvement Projects. None of the projects described in the Capital Improvements Program are located within this District.

Potential Improvement Needs. Construction of new water distribution lines, and possibly a water storage tank and pump station.

Special Improvements

Private Projects. The Town encourages consideration of expanding the Nordic skiing trail system by the private sector.

Drainage Improvements

Due to the geographic features of this District, the possibility for surface water accumulation and high ground waters is extremely high. It is required that a drainage study be prepared for this District prior to any new development. Adverse impacts made to the natural drainage patterns of the District due to development shall be mitigated.

All construction activities will be controlled in such a manner as to minimize soil disruption. Erosion control measures will be required on all projects.

Relationships to Other Districts

District 42 lies adjacent to Districts 1 and 41. The recommended low density residential use for this District is compatible with the one unit per acre residential density of District 41, and the one unit per ten acres residential density of District 1.

Because this District does not lie in close proximity to the main downtown area or major recreational centers, and is relatively undeveloped without any existing infrastructure, immediate development is a low priority. Recommendations for development to occur in District 42 would be after Districts 28 and 41 have reached full development build-out.

Land Exchange Policy

Exchange of Federal land within this District would be conducive to the desired character and function of this District, and therefore, is recommended. There are approximately 4.3 acres of Federal land located in the center of privately owned property which is highly recommended for exchange or purchase. The remaining Federal lands in this District act as natural backdrops and may remain in Federal ownership.

Annexation Suitability

This District is not in an apparent path of growth or community expansion. No utilities, improved road systems or habitable structures exist at this time in District 42. It is not adjacent to or in close proximity of major areas of activity such as major retail centers or recreation areas. The recommended use in this District is not of high priority to the function of the Town. Even though portions of this District are contiguous to the existing Town boundaries making it eligible for annexation, its suitability would be of moderate priority. The recommended time table for annexation of this District to occur would be six to ten years from 1983. Infill of in Town Districts would be encouraged prior to annexation of District 42.