

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #39

Desired Character and Function

District 39 is located at the very base of the Breckenridge Peak 8 Ski Area. The primary function of District 39 is to provide an area for lodging, residential and commercial development that will furnish goods and services for the everyday needs of the users and employees of the Peak 8 ski facility, as well as the surrounding neighborhoods. The architectural style of this District should reflect the character of the mountain environment, while remaining compatible with existing developments in the area.

Acceptable Land Uses and Intensities

Land Use Type:	Residential, Lodging
Intensity of Use:	4 UPA
Structural Type:	Single Family, Duplex, Townhouses, Condominiums, Condohotel, Hotel, Lodge

The major use emphasized for this District is medium density residential and lodging at four units per acre. It is strongly encouraged that high intensity development such as condominiums, condohotels, hotels, and lodges be located at the base of the ski area with lower intensity single family and duplex development on the periphery. It is important that all new development be integrated with the skier facilities and other existing developments. Some support commercial may be incorporated into this District, however, should be limited to goods and services that are directly related to accommodate the users and employees of the immediate development.

General Design Criteria

Architectural Treatment

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural setting of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the immediate site. Development directly accommodating the users of the skiing facilities at the base of the area shall have structural, visual and architectural continuity.

Building Heights

Single family, duplex and townhouse units should not exceed two stories above grade. Condominiums, lodges, condohotels, and hotels shall not exceed five stories above grade. Building heights will be determined through the development review process. However, building heights should be dictated by the terrain type and visibility from other areas of

Town. During the development review process, height, and intensity of development should be carefully assessed for any major visual impacts to the rest of the valley and obstruction of the surrounding mountainside.

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. There should be a 25 foot setback from waterways or substantial wetland areas.

Pedestrian Circulation

The potential pedestrian activity generated by the build-out of this District will be relatively high, however, most of the activity will be internal to the District. It is encouraged that all developments within this District be tied together with one common pedestrian link to facilitate convenience and efficiency for the pedestrian.

Due to the distance and steep terrain between District 39 and major retail centers and other recreational areas, some type of pedestrian and bike connection is desirable. This could be designed to share a secondary access corridor if one is provided to this area. The Nordic Center trail system should also be extended as an amenity for this District as well as act as a link between Districts.

Vehicular Circulation

Ski Hill Road is the major arterial serving District 39 and is easily accessible from all portions of this District. It is very important that the internal road system of the District be carefully integrated with Ski Hill Road. Access onto Ski Hill Road should be limited to minimize conflict with through traffic. Shared secondary access and driveways should be provided whenever possible. As this District, along with Districts 10 and 40, build-out, it may be necessary to provide a secondary access to the Peak 8 area connecting Four O'Clock Road to Grandview Drive. All development and annexations in this District shall participate in the improvements to this new access.

Public Transit Accommodations. At this time, the only public transit provided in District 39 is at the very base of the ski facilities. Future public transit should be provided as the build-out of the District dictates. The location of future bus pull outs for the loading and unloading of passengers should be in close proximity to areas of major activity. All new stops should be located near residential and commercial developments, as well as major vehicular and pedestrian networks.

Until public transit serves the remainder of this District, it is encouraged that dense developments investigate the provision of shuttle vans to carry occupants of the development to major centers of activity.

District Improvements

Utility Improvements

Water Facilities. A 14 inch Breckenridge water main currently exists along the Ski Hill Road right-of-way and provides service up to Ski Watch Condominiums. With expansion of this line, there will be adequate service for the entire build-out of District 39.

Sanitation Facilities. Currently, there exists an eight inch collector main along the Ski Hill Road right-of-way which provides service as far as the Ski Watch Condominiums. A new collector main may have to be constructed or major expansions will have to be made to the existing line in order to provide adequate service to the entire District at its full build-out. Any new sanitation lines shall be installed according to the Town of Breckenridge and Breckenridge Sanitation District specifications.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television exist within this District. These utilities will be adequate to service the entire District at full development. Installation of any new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all utilities.

Capital Improvements

Capital Improvement Projects. At this time, none of the projects described in the Town's Capital Improvement Program are located within this District.

Potential Improvement Needs. Widening, re-grading, and minimal realignment of Ski Hill Road; and extension and expansion of Breckenridge distribution lines.

Special Improvements

Public Projects. Small, fenced maintenance yard for stockpiling of sand, and a small storage shed for the short term storage of Town trucks.

Drainage and Soils

Any development occurring in this District must prepare a drainage study prior to construction spelling out any impacts the development may potentially have on

Cucumber Gulch. Urban drainage collection systems will be adequately designed and storm water retention should be examined for this District.

All construction activities and developments will be controlled in such a manner as to minimize soil disruption, and erosion control measures will be required on all projects. Detailed studies of soil conditions will be required prior to development.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1 and 10. District 39 is very compatible with these two Districts in land use. Intensity in this District is somewhat higher, however, due to the location, will not conflict with the surrounding neighborhood. This entire District has the necessary utilities and access available for development to occur at any time after annexation.

Land Exchange Policy

No Federal land exists within District 39.

Annexation Suitability

District 39 is a high priority for annexation and lies in the apparent path of anticipated growth. The base of the Peak 8 ski facilities is an area of high winter activity. It is important to develop this District simultaneously with the expansion of the ski area facilities to create a strong and adequate base facility.