

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #24

Desired Character and Function

District 24 is a forested area close to the base of Peak 9. The existing high density residential uses have been concentrated in this area, which is within walking distance of the ski lifts and Town core. The District contains the old cemetery which was used prior to the current Valley Brook Cemetery.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	20 UPA
Structural Type:	Multi-Family

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood is preferred.

Building Heights

The determination of acceptable building heights will be made during the development review process, but generally, buildings in excess of three stories are discouraged.

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.

Pedestrian Circulation

An improved and expanded system featuring internal and external links is desirable to accommodate existing and anticipated pedestrian activity.

Vehicular Circulation

This District is served by Broken Lance and Columbine Drives. Future access to the District is expected to come from these roadways, although realignment of these roads may occur which could change their locations outside of this District. Location of new access points along these roadways will be important to their safe and efficient operation.

Public Transit Accommodations. The future provision of public transit service would be facilitated by the development of specified transit stops. Such stops should be appropriately located in relation to the vehicular system, pedestrian system, and general activity patterns.

District Improvements

Utility Improvements

Water Facilities. Distribution lines exist within the District and are adequate to serve its full development potential. Water supply and treatment capabilities are adequate to support the full development of this District.

Sanitation Facilities. System collectors exist within the District and are adequate to serve its full development potential. Adequate treatment capacity currently exists to serve full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines exist within this District and are adequate to serve the District at its full development potential. Installation of any new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

Capital Improvements

Capital Improvement Projects. None of the projects described in the Capital Improvements Program are associated with this District.

Drainage Improvements

Given the District's acceptable uses and intensities, a surface drainage plan should be prepared prior to development. Potential effects on adjacent properties and Districts should be specifically reviewed.

Relationships to Other Districts

Portions of this District abut Land Use Districts 1, 18-2, 19, 25, and 30. District 24 is essentially compatible with all these Districts despite differences in land uses and intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.