

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #20

Desired Character and Function

District 20 is located west of the Blue River, adjacent to the central business district. It represents a portion of the transition area between the historic downtown to the east and the new condominium developments to the west.

Acceptable Land Uses and Intensities

Land Use Type:	Lodging or Commercial
Intensity of Use:	1:3 FAR
Structural Type:	Special Review

New commercial uses should generally be limited to retail trade activities, including food and drink establishments, in support of the lodging facilities. Consideration will be given to use and intensity agreements established by previously recorded subdivision plats.

General Design Criteria

Architectural Treatment

Contemporary architectural design which is compatible with the community as a whole is acceptable. However, some portions of the District could act as a buffer to the Historic District, and the Historic District Standards should be applied in these instances.

Building Heights

The determination of acceptable building heights will be made during the development review process. Buildings in excess of three stories are discouraged, except along the Blue River and Watson Avenue where buildings in excess of two 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

Pedestrianways within the District are only partially developed. The continued development of internal and external links is desirable to accommodate existing and anticipated pedestrian activity.

Vehicular Circulation

This District is served by Ski Hill Road, Park Avenue and W. Washington Avenue. Future access for development is expected to be produced from these roadways.

Public Transit Accommodations. Public transit service currently exists within the District. The continued development of transit stops is desirable to serve new developments.

District Improvements

Utility Improvements

Water Facilities. Mains currently exist within this District. Distribution lines shall be provided as needed for new development. Water supply and treatment capabilities can support the full development of the District.

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

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for services will require extension to serve undeveloped properties in this District. Utilities will be adequate to serve the 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 new lines.

Capital Improvements

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

Special Improvements

The eastern portion of the District abuts the Blue River. The provision of riverfront improvements, including bridges, is desirable as a component of development.

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 9, 9-2, 11, 19, 21, and 23. District 20 is essentially compatible with these Districts despite differences in land uses and intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.