BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #16

Desired Character and Function

District 16 is located east of the intersection of Wellington Road and County Road 460 (Reiling Road) in the French Gulch area of Breckenridge. The physical characteristics of the area are dominated by dredge tailings deposited along French Creek by mining operations of the late 19th and early 20th centuries. The recent development of the Wellington Neighborhood, a housing development based on land use patterns of the past, and primarily providing housing for local residents, has changed the character of the area and is now the dominant land use within the district.

The District is fairly flat topographically. Access to the area is primarily through the use of Reiling Road and Wellington Road, which are both designated as "arterials" in the Breckenridge Master Plan.

The area is designated in the Upper Blue Master Plan as an appropriate location for the development of affordable housing.

In order to complete the development of a residential neighborhood it will be necessary to continue to develop the District in a manner that allows for flexibility in design and housing type. Specific design parameters were developed during the first phase of Wellington Neighborhood. These parameters should form the basis for any subsequent development within the District, and should be updated and modified as necessary to achieve the primary goals of the development, which include providing a residential neighborhood, occupied primarily by families employed within Summit County. This plan should promote clustering units and lessening public infrastructure costs and requirements.

Acceptable Land Uses and Intensities

Land Use Type:

Residential:	Affordable housing should be the primary land use within this District, interspersed with free market units not to exceed 25% of the total number of units allowed within the District.
Commercial:	“Live-Work” commercial uses appurtenant to the residential neighborhood.
	Allowed uses for the commercial density contained within each of the designated “Live-Work Units” as shown on the master plan are limited to: (i) office, and (ii) such other

	uses which are compatible with both the residential component of the "Live-work Unit" and the Master Planned property as may be subsequently approved by the Town. Commercial uses that would generate material increases in off site traffic are discouraged. Outdoor storage or uses that create offensive noise, light, order, vibration, or unreasonably disturb the residential component of the Live-Work unit are prohibited.
Community Facilities:	Community facilities, such as, but not limited to, a community building, transit stops, common mail box structures, day care facility, and any of the foregoing with complementary commercial "Live-work" uses, may be appropriate if designed to fit the architectural characteristics of the overall neighborhood.
Intensity of Use:	An overall residential density not to exceed 4 units (sfe's) per gross acre. In the event that development is proposed that consists of less than 75% affordable units, the residential density shall be one unit per 20 acres.
Structural Type:	Single Family, duplex, triplex, townhomes, and multi-family buildings of not greater than 8 units, plus small community and/or live-work structures where approved.

To accommodate changing conditions and the future needs of the community, the Breckenridge Town Council in the future may, concurrently with rewriting the Town's Master Plan or otherwise, reconsider the specifics of District 16 in light of the then-current goals and objectives to the Town. At that time, uses, densities, and desired specific characteristics of the Land Use District may be changed if necessary to meet the goals of the community.

General Design Criteria

Architectural Treatment

Architectural design that is compatible with the existing historic character of the community, and the design characteristics developed in the initial phases of the Wellington Neighborhood are preferred as they provide a connection between this District and Breckenridge's past, and provide building elements that are intended to meet the high altitude environmental characteristics found in Breckenridge.

Building Heights

Generally, buildings in excess of two stories above grade, as that term is defined in the Wellington Neighborhood Master Plan are discouraged. Building heights will be determined through the development review process.

Building Setbacks/Lot Sizes

Per the approved Master Plan. Relative policies within the Development Code should be used to provide general guidelines, however specific setbacks, lot sizes, and block designs should be developed within a site specific master plan that recognizes the unique characteristics necessary to create an affordable and livable neighborhood and encourages creativity and flexibility.

Pedestrian Circulation

Sidewalks along Wellington Road have been partially installed in the nearby Districts. Facilitating pedestrian connections is critical to creating a sense of community and place. Internal pedestrian circulations systems should connect to existing or planned trails and paths to the backcounty and downtown. Participation in the Town's installation of improved sidewalks and paths is encouraged.

Vehicular Circulation

This District has two main accesses, Reiling Road and Wellington Road. The traffic on these roads must be managed in order to ensure safe and efficient movement of traffic to and from this area. Traffic studies were carried out during the initial phase of the Wellington Neighborhood which indicated that a light was necessary at the intersection of County Road 450 and Highway 9, and that traffic calming should be installed along County Road 450. Both of these improvements were made during the initial phase of the Wellington Neighborhood. These studies should be re-evaluated, and any potential traffic issues addressed as a component of any subsequent phases of development.

Limited Public transit is now provided to the District. Future improvements should be considered as a necessary component of development within this District, and the District should be developed in a manner that encourages the provision of public transit stops at key locations. These should be located in combination with pedestrian and bicycle paths, and/or located at neighborhood focal points.

District Improvements

Utility Improvements

Water Facilities: Distribution lines exist within this District, and were developed as a component of development of the first phase of Wellington Neighborhood. Water supply and treatment capabilities can support the full development of this District. Depending upon the final design of the

water distribution system some houses may be required to provide sprinkler systems for fire protection.

Sanitation Facilities: Collection lines exist in within the District, and were developed as a component of the first phase of Wellington Neighborhood. Adequate treatment capacity exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television: Distribution lines for these utilities exist within the district. Utilities are adequate to serve the District at its 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. An overhead transmission line exists within the District, and its location and impacts should be taken into consideration when developing any Site Specific Master Plans.

Capital Improvements

In the event that an updated traffic study recommends improvements to the transportation system, such improvements should be undertaken over a period of time as the District is developed and installed prior to the impacts occurring that necessitated their installation. To the extent possible, and consistent with maintaining the affordability of the housing within the District, developers of this District should be encouraged to participate in the costs of improving the transportation systems, based on the roughly proportional impacts created by the development.

Drainage Improvements

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

Relationships to Other Districts

Portions of this District directly abut Land Use District 15. Given the existing and future uses of this District, compatibility conflicts should not occur as the use of District 16 for residential uses should not create any negative impacts. Where impacts are created, they are anticipated to be mitigated either by the developer through special improvement district or through other community-wide projects.

This District is also located west of undeveloped land within unincorporated Summit County. It is critical to develop this District so it creates a well defined urban boundary that discourages leap frog development up the valley to the east.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

All property within this District is located within the Town of Breckenridge.