

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #10

Desired Character and Function

District 10 is located west of Highway 9 along the foot of Peak 8 in the Ten Mile Mountain Range. It is generally bounded by Cucumber Gulch to the north and west, Sawmill Gulch to the south, and Park Avenue to the east.

It is recommended that this District be developed into a low density, low impact residential area. The primary function of District 10 is to allow development of diverse housing types, thus providing greater opportunity for the permanent resident. It is strongly encouraged that the natural elements within this District be integrated into all new development and be utilized as a major design element.

Acceptable Land Uses and Intensities

Land Use Type: Residential
Intensity of Use: 2 UPA
Structural Type: Single Family, up to 8-Plex, Townhouses

Residential uses of two units per acre, not to exceed eight units per building, are acceptable. Due to the high visibility of this District, it is critical to preserve the natural character of the mountainside so that the desired, small town quality can be maintained.

Exception:

Land Use Type: Residential
Intensity of Use: 4 UPA
Structural Type: Single Family, up to 8-Plex, Townhouses

That portion of District 10 bounded by Grandview Drive and Ski Hill Road shall have an allowed density of four units per acre of land. The same design requirements apply to this portion of District 10 as stated above.

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 native aspects of the site.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the Development Code review process.

However, building heights should be dictated by the terrain and their visibility from other areas of Town. During the Development Code review process, height and intensity of development should be carefully assessed for any major visual impacts to the rest of the valley.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process. However, there should be a 25 foot setback from any streams, drainageways, or substantial wetland areas. Due to the high visibility of this District, it is recommended that an adequate setback be provided on the frontage of each lot to preserve existing vegetation which will help buffer new development, maintain an open space character, and provide for adequate snow stacking.

Pedestrian Circulation

The pedestrian activity generated by this District will be moderate. The pedestrian circulation internal to this District should be considered, while major pedestrian links should be provided between Districts. Pedestrians should be encouraged to walk to central retail and business centers and major recreational areas through the provision of adequate walkways. These walkways should be multi-purpose to accommodate Nordic skiers and bicyclists as well.

The Nordic Center currently exists in District 10 and provides a significant trail system throughout the District which should be preserved. This District is highly conducive to the development and expansion of not only Nordic ski trail systems, but other pedestrian oriented type activities as well. Development of these types of amenities is encouraged.

Vehicular Circulation

Internal circulation patterns should be particularly responsive to the topographic features of the District. New road cuts should be carefully reviewed for physical and visual impacts to the mountainside. All internal traffic systems should be carefully integrated with Ski Hill Road in order to minimize conflict with through traffic. The location and frequency of driveways and secondary access entering onto Ski Hill Road should be controlled through shared or internal accessways. Presently, Ski Hill Road is the major arterial serving District 10. As this District, along with Districts 39 and 40, builds out, it may become desirable to provide a secondary access to the Peak 8 area. This proposed access road should connect existing Four O'Clock Road with Grandview Drive thus providing the needed secondary access through the southerly portion of District 10. Right-of-way for this road extension should be acquired during development or annexation review of individual parcels involved in the road construction, and all

development and annexations to this District should participate in the improvements to the secondary access.

Public Transit Accommodations. Public transit is only provided along Ski Hill Road at this time. Future public transit should be provided as the build-out of the District dictates. The location of future bus pull offs for the loading and unloading of passengers should be in close proximity to areas of major activity. All new stops should be integrated with residential and commercial developments and major vehicular and pedestrian networks.

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

District Improvements

Utility Improvements

Water Facilities. A 14 inch distribution line exists within the southern portion of this District and would be adequate to serve development south of Ski Hill Road. Additional main lines will have to be installed to service District 10 north of Ski Hill Road. Additional tank storage, pumping station and distribution lines may be required within this District depending on demand. The installation of these improvements and extensions shall be in accordance with the Breckenridge Water Master Plan.

Sanitation Facilities. An eight inch main exists along Ski Hill Road within this District. If extended, the system would be adequate to serve the District at full development. Depending upon the location of future development within the District, collector ties could be made to either the Ski Hill line or a line in Four O'Clock Run.

Special consideration shall be taken to alleviate the phosphorus impacts that development in this District may have on Lake Dillon.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within portions of this District. With necessary extensions of existing lines, these utilities will be adequate to service the entire District at full development. Installation of 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. At this time, none of the projects described in the Town's Capital Improvement Program are located within this District.

Potential Improvement Needs. 1) Widening and minimal realignment of Ski Hill Road; and 2) Installation of a new road connecting Ski Hill or Grandview Drive with Four O'Clock Road.

Special Improvements

Public Projects. If residential uses, particularly of a permanent nature, are established in this District, consideration should be given to the development of a park or recreational area.

Private Projects. The Town encourages consideration in developing the following projects by the private sector.

1. Expansion. of the existing Nordic Center facility is strongly recommended. This facility should develop within this District and expand into adjacent Districts as well. It is important that the Town increase winter and summer activity to provide diverse recreational experiences. Maintaining and expanding the existing Nordic experience would fulfill this need.

2. Development of private research firms or small, educational institutions, both of which can utilize the full potential of the land without adverse impacts. The types of uses will be limited to the lowest levels of nuisance, pollutants and traffic generation. One specific possible use would be a small Olympic training center for such events as Nordic and Alpine skiing, swimming, related indoor field events, etc., all of which would create positive and full potential use of the land. This facility and others like it should provide adjacent housing for its users.

Drainage Improvements

Since any development occurring in this District may have a potential long range effect on the Cucumber Gulch and Sawmill Gulch drainageways, it shall be mandatory that all new development prepare a surface drainage study spelling out any impacts the development may have on the overall area. It is recommended that prior to annexation of major portions of this District, a master drainage plan be prepared by the Town.

All construction activities and developments will be controlled in such a manner as to minimize soil disruption. 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 Districts 1 39 and 40. District 10 is very compatible with these three Districts, both in land use type and intensities. The portions of the District which have established infrastructures and substantial development existing are encouraged to build-out prior to those areas containing undeveloped land. Proper planning should be used to build-out District 10 in a sequential order to avoid inefficient and uneconomical community services, road and utility construction and maintenance.

Land Exchange Policy

Exchange or acquisition of Federal lands in this District is recommended to promote efficiency in both the development of land patterns and the management of the land. Approximately 72 acres of Federal land exist within District 10. All Federal land surrounded by private land should have first priority for exchange.

Annexation Suitability

With the exception of those portions of District 10 directly abutting Ski Hill Road, this District is not located in the apparent path of anticipated growth or community expansion. There are 243 acres within District 10 of which only 34 acres are presently developed. Annexation priorities for this District are broken down into two ranges, high and moderate. They are as follows:

High Priority. The areas of District 10 directly abutting Ski Hill Road and those areas with improved infrastructure are considered a high priority for annexation.

Moderate Priority. Those areas of District 10 which have no direct access to Ski Hill Road or Four O'Clock Road and are undeveloped or without existing infrastructure are of moderate priority for annexation. At this time, it is not likely the Town could serve areas beyond adjacent Ski Hill Road developments with capital improvements or daily services to the same standard and cost effectiveness as currently provided.