

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #3**

### **Desired Character and Function**

Expansion of Kingdom Park, the primary municipal recreation facility, is encouraged in District 3. This Land Use District should continue to function as a Town recreation facility and entranceway to the Town.

### **Acceptable Land Uses and Intensities**

Land Use Type:	Recreation
Intensity of Use:	Special Review
Structural Type:	Special Review

The majority of development anticipated in District 3 is related to Park operations. The possibility exists in this District for outlying parking lots to service skier parking.

### **General Design Criteria**

Kingdom Park functions as an important entrance statement for the Town of Breckenridge. Care should be taken to assure quality architectural design and site planning which highlight the recreational function of this District.

#### ***Architectural Treatment***

Contemporary architecture is acceptable within District 3.

#### ***Building Heights***

Structures taller than two stories are generally discouraged in this District. Additional height restrictions may be imposed due to airport flight operations originating in District 31 to the north.

#### ***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.

#### ***Pedestrian Circulation***

Significant pedestrian and bicycle traffic are generated by Kingdom Park.

#### ***Vehicular Circulation***

District 3 is currently accessed by one north-south collector, Airport Road, and Valley

Brook Road from Highway 9. Construction of additional public roads in this District is not anticipated. There are anticipated improvements to the Kingdom Park entranceways and parking areas, however.

Public Transit Accommodations. No public transit accommodations currently exist in District 3. Future facilities will most likely be limited to a Kingdom Park related bus stop and/or an outlying skier parking lot.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. Kingdom Park is currently served by a dead-end, six inch water line. This line may be looped into the Airport main extension when this occurs. A 16 inch water main is anticipated to border the south side of Kingdom Park, as part of the water service for the Breckenridge Golf Course area.

Sanitation Facilities. Collection lines border District 3 on both the west side, running under Airport Road, and on the east side running parallel to Highway 9.

Natural Gas, Electricity, Telephone, Cable Television. These utilities are all available from lines running parallel to Airport Road on the west side of District 3.

### ***Capital Improvements***

Capital Improvement Projects. Design fees for the construction of Kingdom Park Phase 2 are included in the 1985-89 Capital Improvements Program.

Potential Improvement Needs. 1) Completion of Kingdom Park Facilities; and 2) Improvements to Airport Road.

### ***Drainage improvements***

A drainage scheme is included within the Kingdom Park Master Plan.

## **Relationships to Other Districts**

Land Use District 3 is bordered by Districts 2, 4, 9, and 31. Of these Districts, the Town Park relates most closely with scenic corridor and Town entranceway functions of District 4. Adjacent residential uses are compatible with Park operations.