

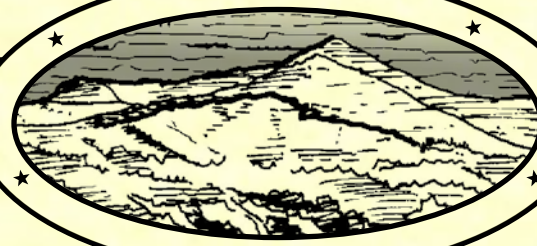
*Block 11 & Valley Brook*



*THE NEXT BRECKENRIDGE NEIGHBORHOOD*



## INTRODUCTION



**The next Breckenridge neighborhood is based on the values, principles, and development patterns established over time by the residents of an authentic mountain town.**

The next Breckenridge neighborhood will be created in a way that respects the current and historical values of the surrounding community and intrinsically establishes itself as integral to the existing town fabric. The new neighborhood is not a singular, self contained project, established on the fringe of the existing town. No, this place is simply the newest neighborhood in the Town.

There are many elements to help establish this key design driver throughout this new extension of the community. The Town of Breckenridge Vision Plan, established in August 2002, relates six key values shared throughout the community. These values help create a framework from which to establish the critical elements within the plan. They read as follows:

Breckenridge is a strong, small community that cares about:

1. Preserving and enhancing its heritage as a small town;
2. Providing a welcoming, friendly, vibrant, hometown atmosphere;
3. Developing a sustainable economy;
4. Maintaining and improving the health and integrity of the natural environment;
5. Ensuring individual choice and freedom of expression; and
6. Promoting a diverse, population of year-round and seasonal residents and visitors who are committed to the community.

Clearly it is critical that these Values help guide the design and character of this new neighborhood to ensure its character best represents the existing community.

Additionally, the Town established a series of specific design drivers for this place. These reflect many of the Values listed in the Vision Plan, but also address the specific design issues related to this site. They are as follows:

- ◆ Create a development with a character and quality that can stand the test of time;
- ◆ Develop a plan based on a Kit-of-Parts that can be developed over time to adjust to the changing market;
- ◆ Provide a variety of housing opportunities that mix Area Median Income levels within blocks and the

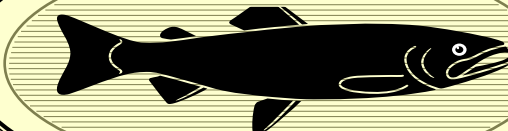
neighborhood for a mix of residents representing a variety of income levels;

- ◆ Revitalize the Blue River corridor and amend the topography of the site to relate to the river in a more natural way;
- ◆ Establish a unique and appealing gateway image along Highway 9;
- ◆ Incorporate mass transit as an integral part of the plan;
- ◆ Create a sustainable neighborhood where reasonable; and
- ◆ Establish a landscape character that is appropriate for the Blue River corridor, as well as endure the harsh soil and climate.

**How does an affordable housing project become a desirable residential community?** The vision for such a place must turn away from the conventional solution of an internalized project, but instead embrace and integrate with the existing town fabric. This involves developing in way that more resembles an artist creating a balanced and lively image; moving, flowing, bending, and twisting the land and built environment to make it come together in a wholistic manner. Just as the canvas and type of medium create certain rules for the artist, this Vision Plan creates a framework upon which the ultimate development can be placed. And just as the artist has a set of paints brushes and knives, the Vision Plan creates a palette of architectural prototypes, landscape programs, and block dynamics for the builder to use to create a final master piece.

This vision of the newest Breckenridge neighborhood is only a piece of the greater whole, although it may actually realize the values of the Town in a new way not yet built within the community. The existing town was not necessarily developed as a “Traditional Neighborhood Development,” although much of the existing town relates to the principles of TND. As such, many tenets of TND have been applied to this new development. These include minimizing the street sections, developing within walking distance to many needs amenities, and transit, creating a variety of housing types, rear loaded garages and integrated play areas. These principles have helped Breckenridge have a timeless feel and these tenets integrated into this Vision Plan will create a timeless project within the Block 11 and Valley Brook sites.

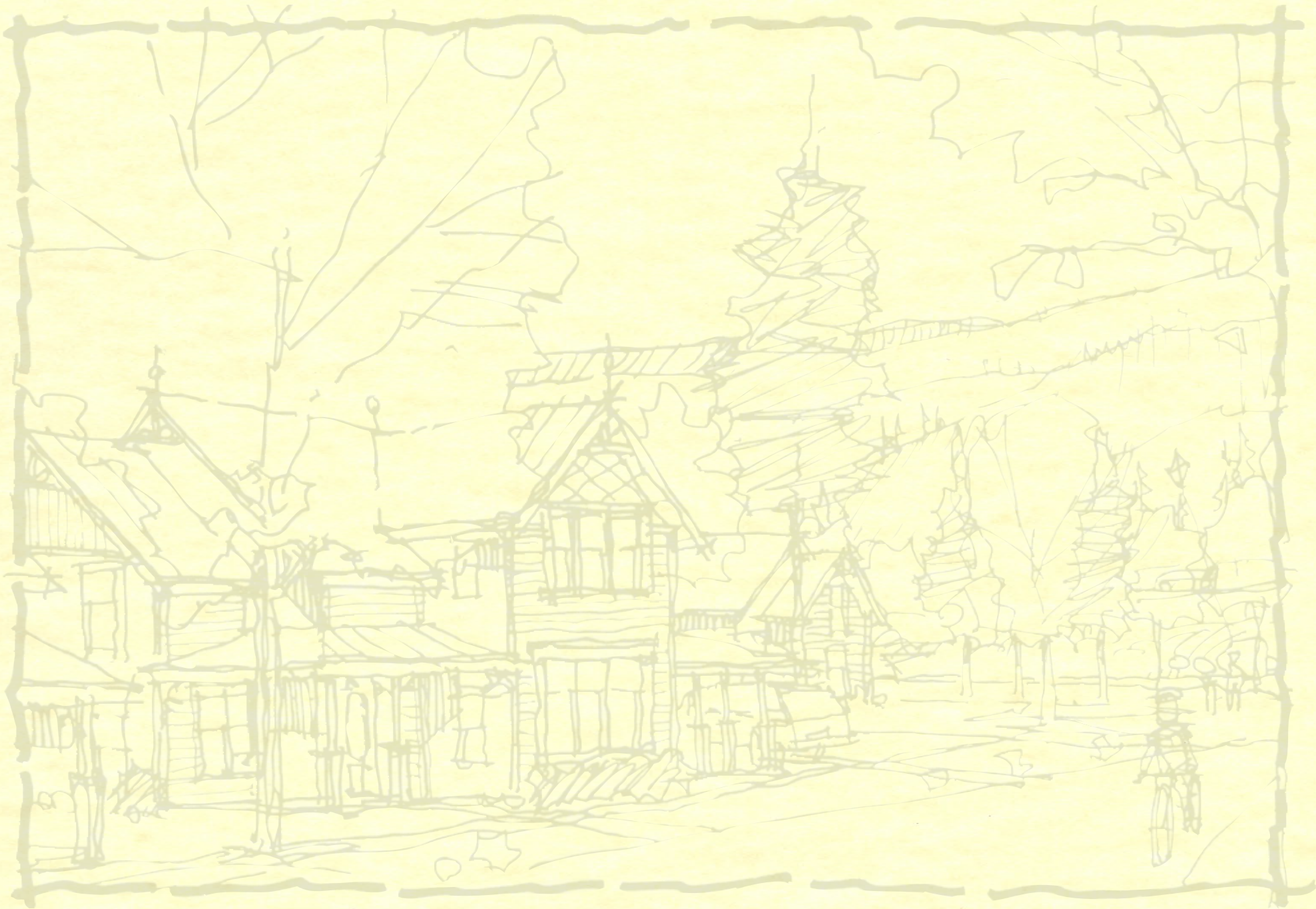
**New neighborhood, same community values...Block 11 and Valley Brook is the next Breckenridge Neighborhood!**





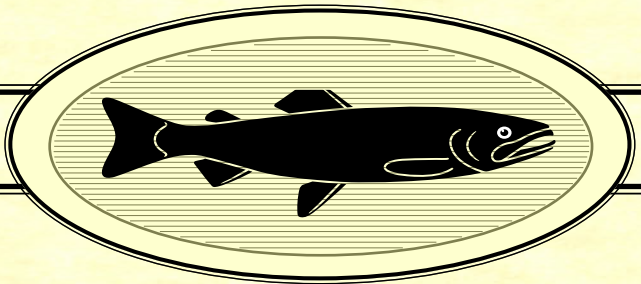


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Disclaimer: Artist Renderings and photographs are for conceptual purposes only to depict general character, quality and general framework. The final design will be a product of collaborative effort between the developer and the Town of Breckenridge.





# SITE ANALYSIS

CONNECTED

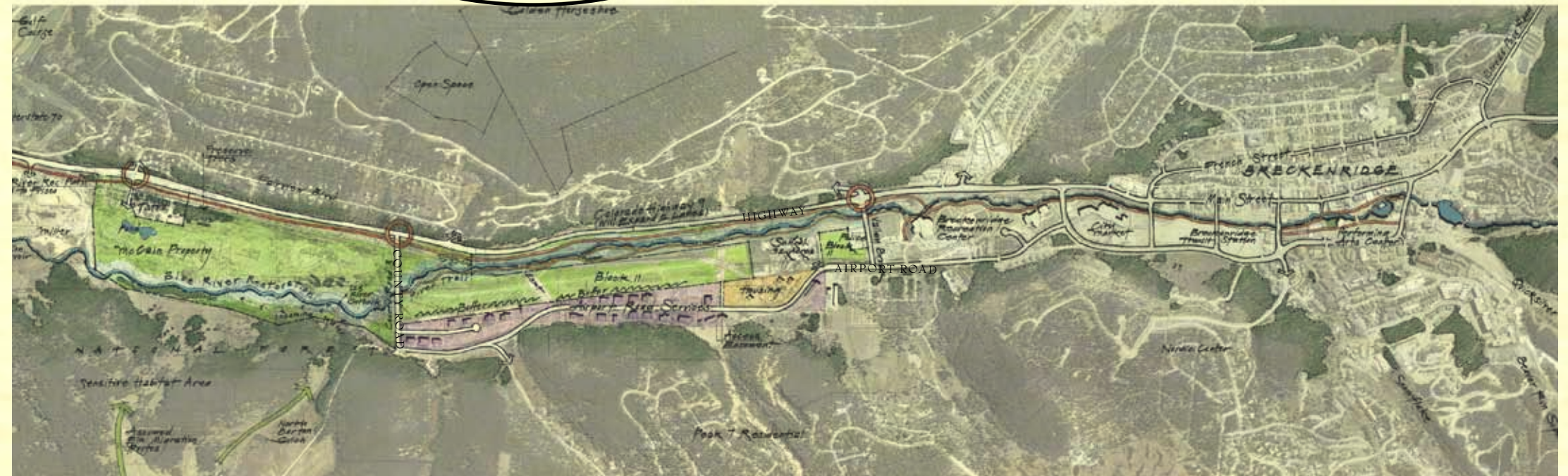
The inherent amenities of the Town and this in fill site create an ideal setting for the newest Breckenridge neighborhood. Surrounded by the natural beauty of the Blue River and the White River National Forest, the Block 11 and Valley Brooks site will create a community that embraces many aspects of what makes this Town unique.

## Site Opportunities

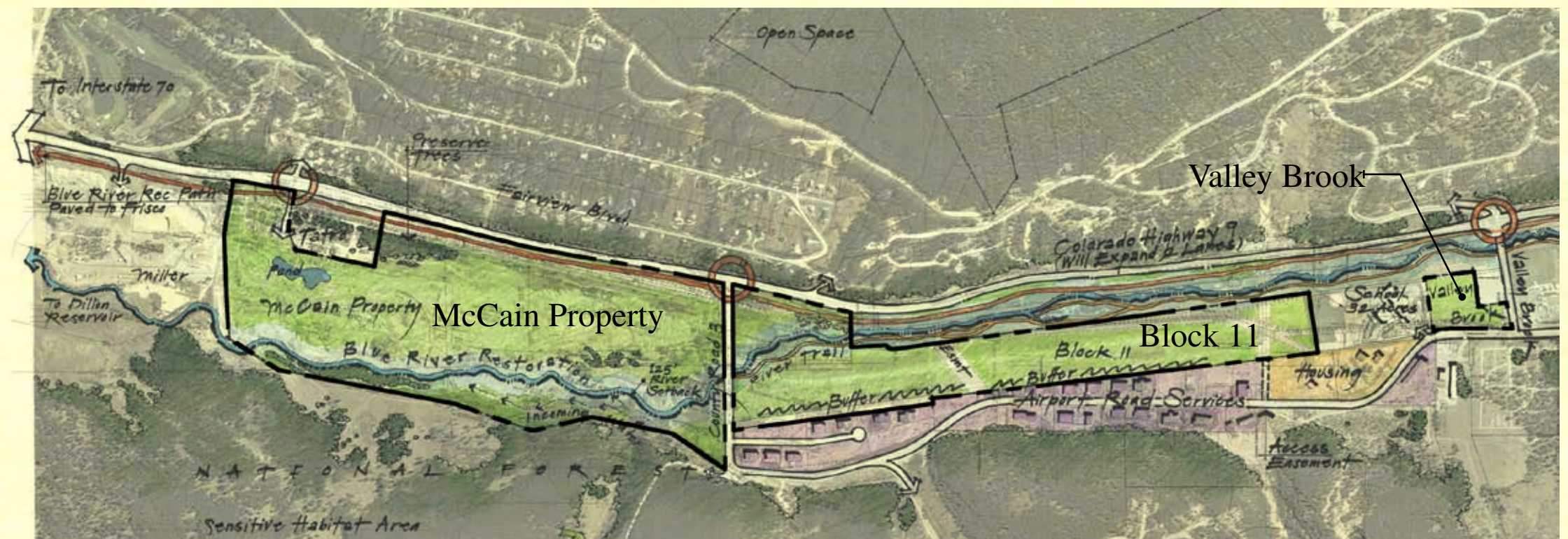
- ◆ Engage the Blue River corridor in a meaningful way that can become a common thread with the center of Town;
- ◆ Connect to Town through existing and new trails, roadways, and mass transit;
- ◆ Create a distinctive and attractive “Gateway Image” along Highway 9;
- ◆ Restore the Blue River corridor to a natural setting creating a regional amenity and enhanced trail corridor;
- ◆ Place affordable housing in a site that is highly amenitized by the natural environment and the physical characteristics.

## Site Constraints and Proposed Mitigations

- ◆ Develop site to mitigate visual and noise impacts from Highway 9;
- ◆ Recognize limited access to site and create positive entry experiences;
- ◆ Create buffer and place larger massing adjacent to the industrial edge that surrounds much of the site;
- ◆ Manage the conflicting uses in the area through careful design, these include snow storage, habitat, sustainability, affordability, and diverse land uses;
- ◆ Design the neighborhood to create a community within a very narrow site that still has a positive physical and visual character.



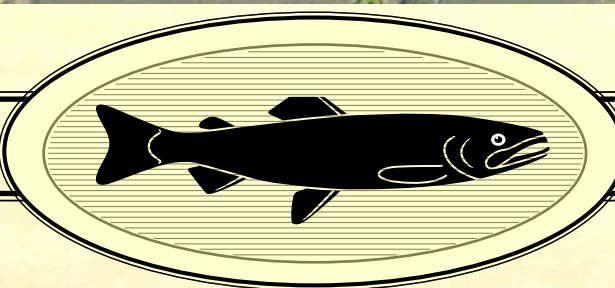
Scale: 1"=1320'



0 400 800 1600  
Scale: 1"=800'



North





## SITE CONTEXT

As the newest neighborhood in Breckenridge it is important that the residents feel a real connection to the historic Town as well as have a sense of their own community. The development context for the site will have a great impact on the lifestyle of these residents.

### Civic / Community Uses

- ◆ The Upper Blue Elementary is connected to the site and allows for the children and parents within the neighborhood to walk to school;
- ◆ There is a planned Child Care facility and an existing Child Care facility adjacent to the Upper Blue Elementary school;
- ◆ The Town Recreation Center is located just south of the site and will be connected by a trail;
- ◆ Colorado Mountain College (CMC) will be building their new campus on the northern most portion of the Block 11 site providing an opportunity for adult education opportunities in the community.

### Residential

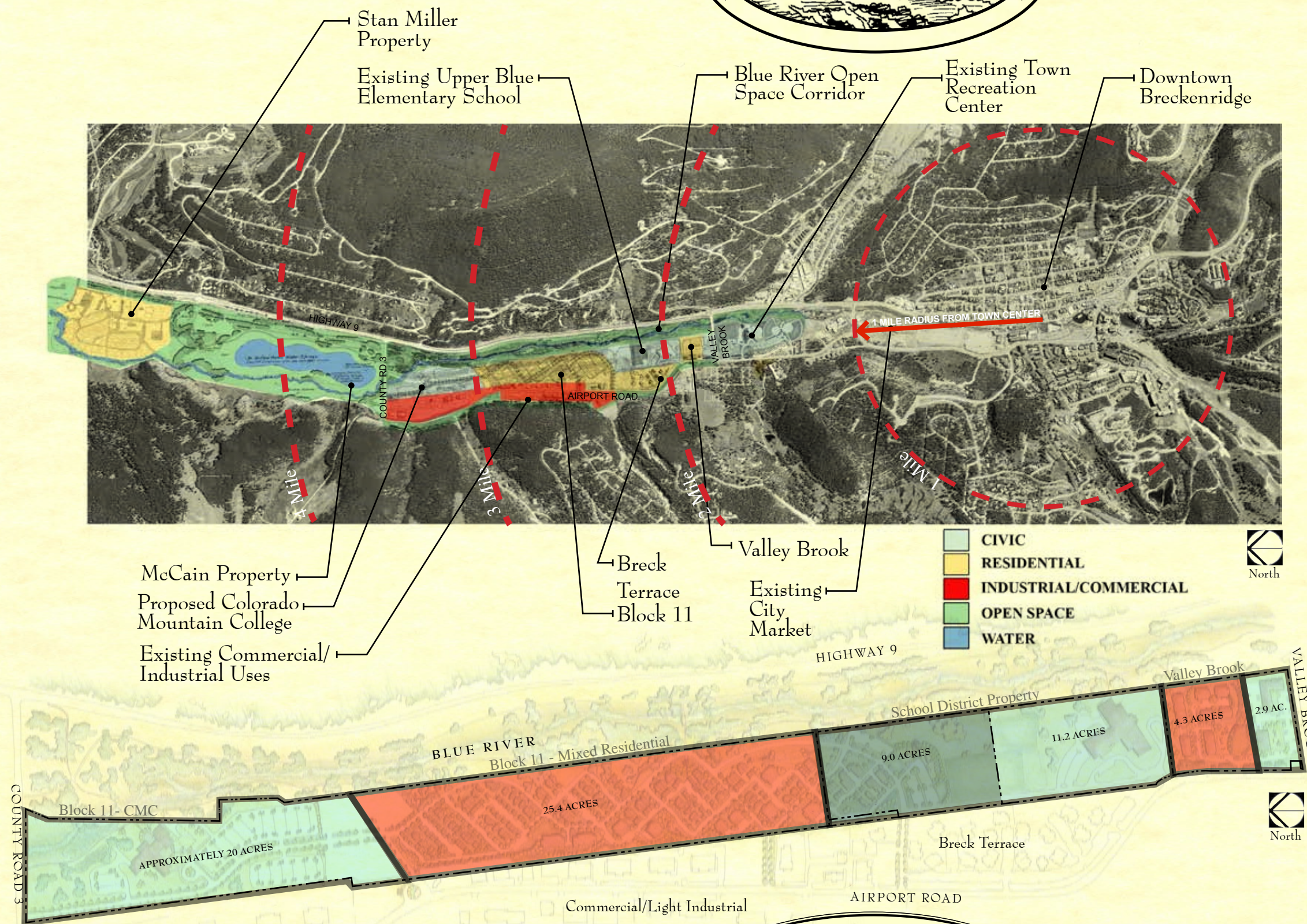
- ◆ There is another residential project planned (on the Stan Miller Property) to the north of the McCain parcel. Lower Density residential development exists east of Highway 9. Generally the Highway 9 corridor is a mixed-use environment.

### Open Space

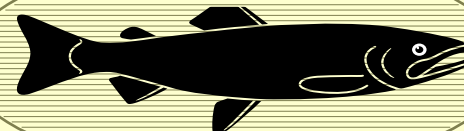
- ◆ Blue River is a continuous open space element through town and Highway 9. This is a critical thread connecting the site to the Town's center;
- ◆ The White River National Forest surrounds the site's development area and provides a dramatic backdrop to the community;
- ◆ The McCain parcel to the north of Coyne Valley Road will incorporate an Open Space and Park element to the final development of that site.

### Commercial

- ◆ The adjacent uses to the west of the site are a mix of light industrial, commercial, and residential creating a true mixed-use environment;
- ◆ The major super market is located within a mile to the south of the site, adjacent to the recreation center.



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# VISION PLAN

## VALUES

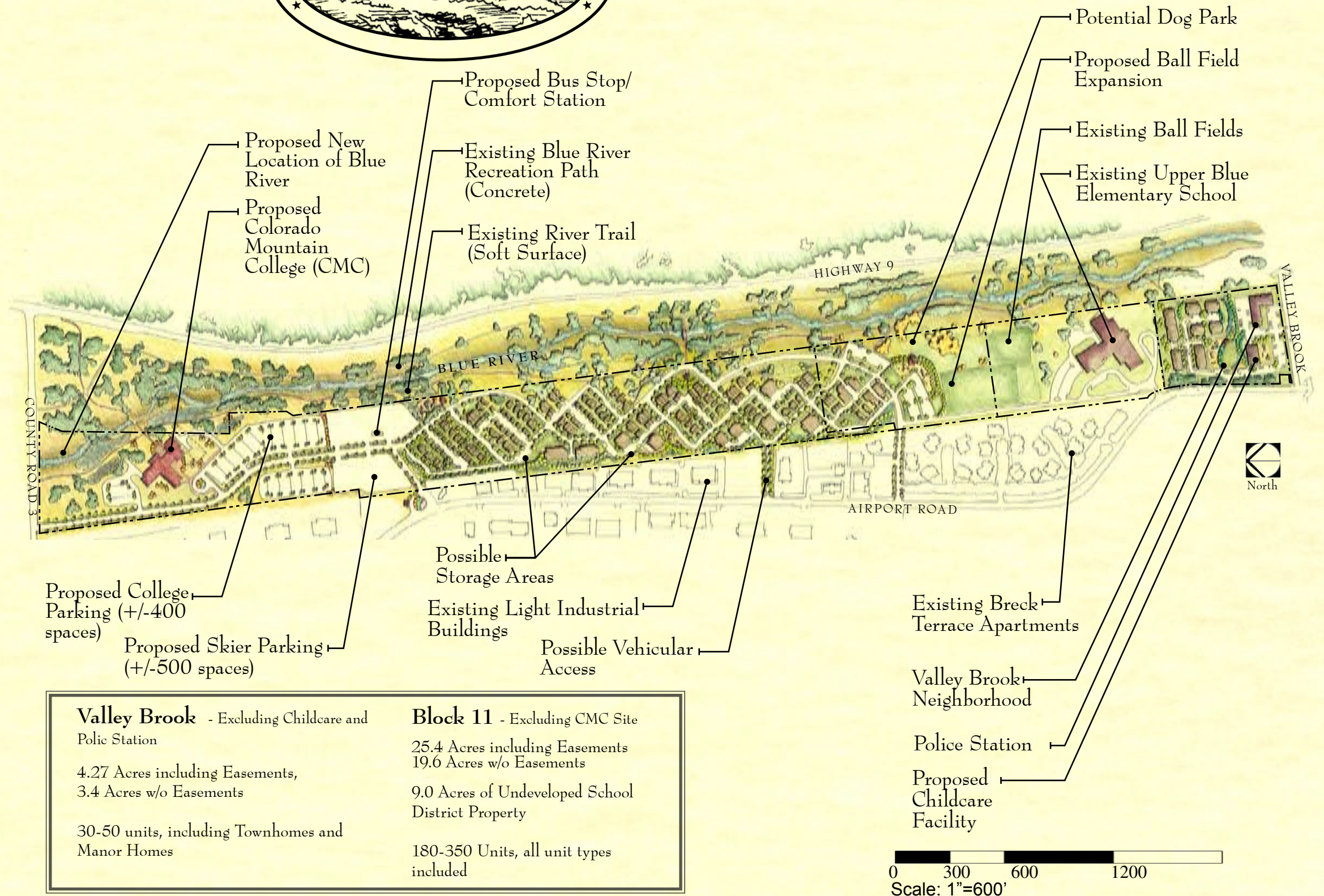
This community will represent the core values of Breckenridge in a tangible way that relates these critical issues to the residents of the Town, this neighborhood's residents, and the travellers along Highway 9. This is an opportunity to create a place that will represent Breckenridge as a whole.

The Vision Plan is based on several design principles:

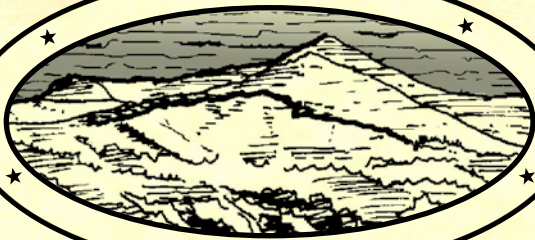
- ◆ Create a framework that relates to the block spacing in historic Breckenridge and provides a pedestrian scale experience;
- ◆ Integrate this neighborhood into the immediate context as well as Breckenridge as a whole to create a feeling of connection to the entire town;
- ◆ Develop a philosophy of mixed blocks that contain a variety of housing types and residents with different economic levels;
- ◆ Capitalize on the flexibility that the mixed blocks provide to create a place that can develop over time and respond to the current market demands;
- ◆ Establish a unique and appealing gateway to the Town;
- ◆ Become a sustainable model community.

### Framework

- ◆ The Block 11 framework uses an angled grid that responds to the river corridor and creates a diverse visual edge adjacent to Highway 9. This angled grid also creates opportunities for buffering the industrial uses along the western edge of the property.
- ◆ Three street types within the community create a hierarchy for the vehicular circulation: alley, the local town street standard, and the pedestrian neighborhood street.
- ◆ The block spacing is similar in size to the blocks within the historic town.







## VISION PLAN

VISION

**T**his community will become a seamless extension of the existing Town. A new place can be created that feels like it belongs to the greater whole because it is based on similar principles that guide its overall framework and design detail.

### Integration of existing Community

- ◆ The Vision Plan is designed so that the elementary school, CMC, and the existing commercial development all have sensible edges.
- ◆ There are several trail, roadway connections, and bus connection opportunities for access to the center of Town.

### Mixed Blocks

- ◆ The basic block spacing is designed to allow all types of prototypical housing so that the blocks reflect the variety of housing within the existing Town areas.
- ◆ The mixed blocks also allow for a diverse street scene and a variety of residential housing types.
- ◆ The flexibility inherent to the plan will allow for the neighborhood to be developed over time and to meet market demands as needed.

### Visual Character

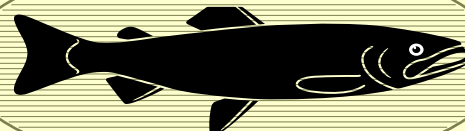
- ◆ The angled blocks enhance visual experience along Highway 9, creating open space focal points within the neighborhood.
- ◆ The mixed blocks allows for a diverse street scene.
- ◆ Design Guidelines will establish a standard of quality for all housing types.

### Sustainability

- ◆ This community will reflect the sustainable values of the Town by creatively approaching energy generation/use, drainage, use of materials, and impacts.
- ◆ All aspects of the neighborhood will be evaluated for it's potential sustainable contribution.



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# ARCHITECTURAL CHARACTER

CHARACTER

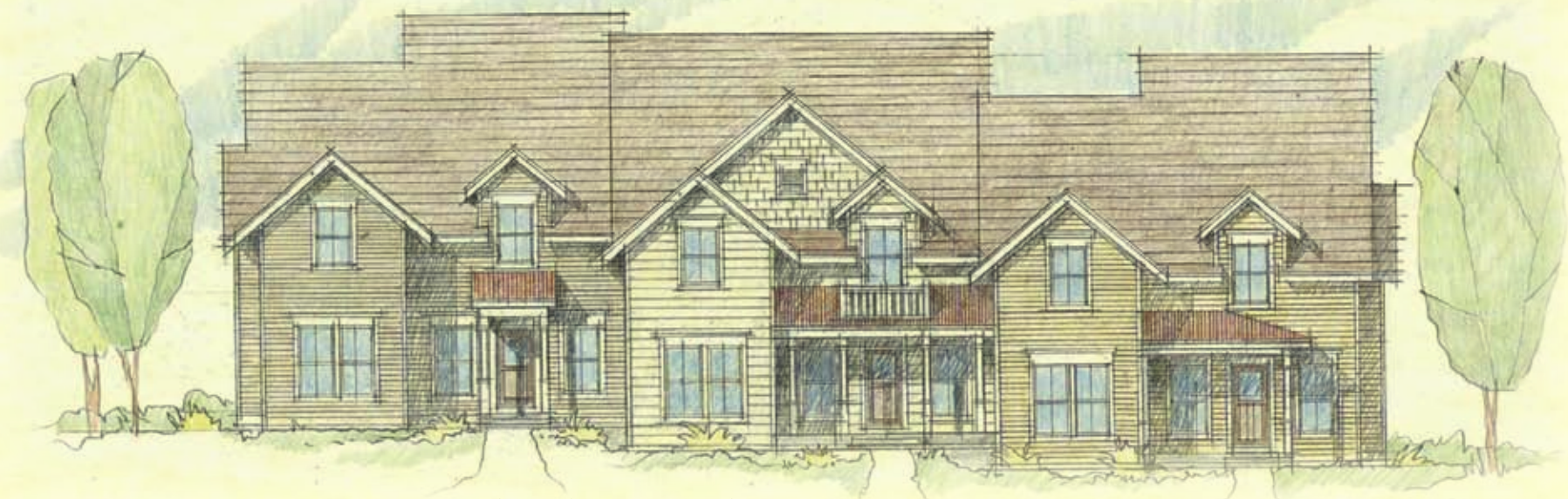
The architectural character of this new neighborhood will be compatible with the historic flavor of Breckenridge, but will not imitate it. It is intended that a modern interpretation of the “Breckenridge Vernacular” be developed here.

Much of the basis for the architectural character is from the historic areas of Breckenridge, to be influenced not imitated. The simple abstraction of historic styles that create the “Breckenridge Vernacular” is to be emulated.. This new neighborhood will have a verity of appropriate styles and create its own character, keeping in mind it’s critical place within the Town. As an important part of the entry sequence to Breckenridge, the community should represent a timeless image of quality, integrity, and sustainability. These values echo the past and future development vision for the Town.

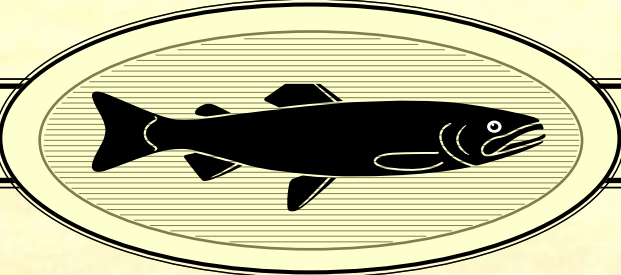
The architectural character should not create shocking juxtapositions of contrasting styles. However, the buildings should create a harmony of styles that hold the community together through some basic elements, such as massing, roof pitches, proportion, articulation, scale, etc.



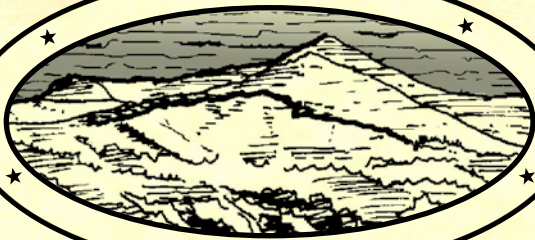
Prototypical Manor Home - Front Elevation  
6-10 Units



Prototypical Triplex -Front Elevation  
3 Units







## COMMUNITY CHARACTER

GATEWAY

A gateway vision for the Town of Breckenridge that reflects the first impression a traveler experiences as they enter the Town from the North. This must become a positive experience that expresses the sense of community and extension of the Town into the northern Blue River corridor.

### Gateway

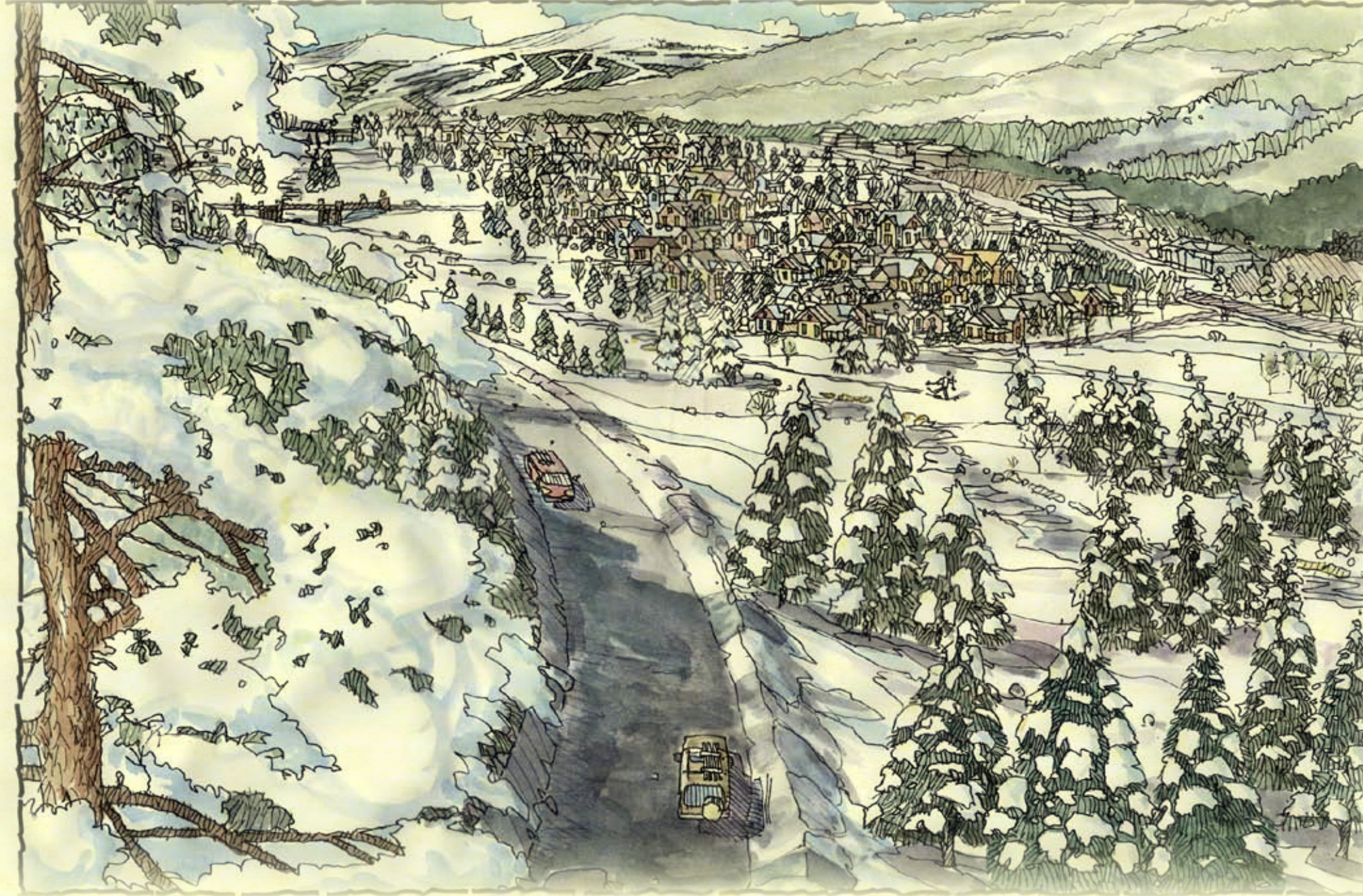
This neighborhood will become a critical part of the northern entry experience into the Town of Breckenridge. As one drives or bikes along the Highway 9 corridor they will have a lasting impression of the Town and this neighborhood based on the view from the east side of the site.

### Distinctive Edge

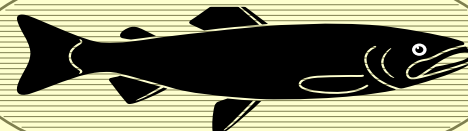
The Vision Plan seeks to create a distinctive edge through the modified grid, minimizing any negative sides of housing (i.e. no garages facing east along the river), and to develop a great deal of public amenities and landscaping to help create the setting for this community. The plan prescribes restoring the historic cottonwood corridor along the river that can shade a family riding the bike trail as well as enhance the natural setting of the project. Additionally, the mix of housing types and building masses associated with each housing type will establish a varied edge to the built environment along the Highway 9 corridor.

### Expression of Values

It is important that the values of sustainability, quality, and diversity can be felt as one experiences this gateway into the Town.



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## COMMUNITY CHARACTER

### LIFESTYLE

**B**reckenridge is a town committed to community and creating a place that reflects the lifestyle and small town atmosphere consistent with the current town. This place can be a part of that community if it pays attention to the details at the block, street, and home level.

#### Lifestyle

The basic building blocks of a quality lifestyle are represented in the values of the Town of Breckenridge: heritage, welcoming and friendly atmosphere, integrity of natural environment.

#### Heritage

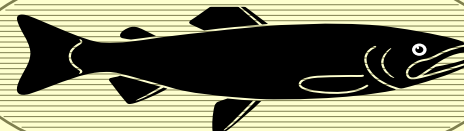
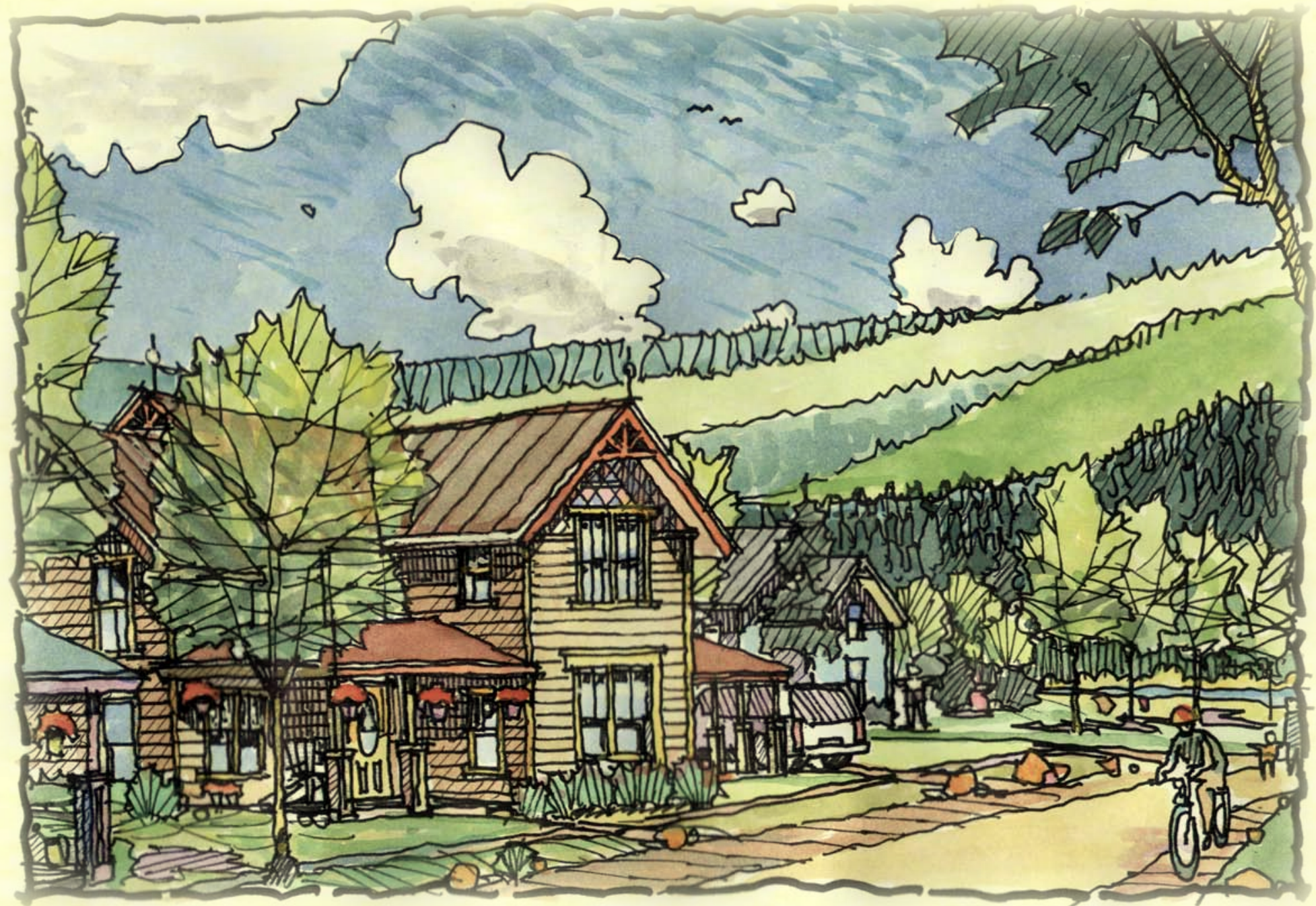
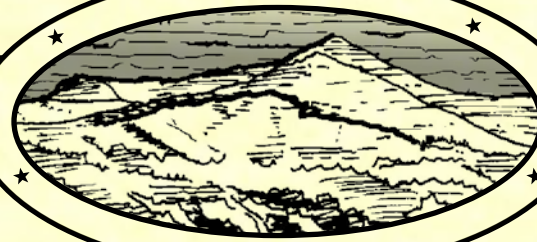
The heritage of a diverse community within each block and the influence of the Blue River are ever present in this new neighborhood as they were in the historic neighborhoods.

#### Atmosphere

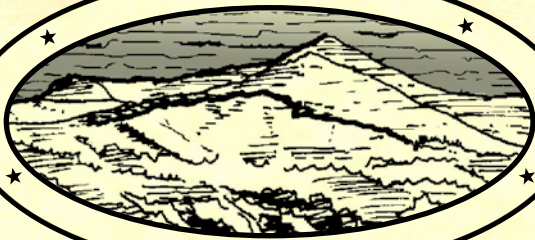
The pedestrian friendly streets with on-street parking, bioswales, sidewalks and frequent parks create a welcoming and friendly atmosphere for both resident and visitor. Homes will be designed to address the street by placing garages on the alley-side, promoting front porches, and living out onto the streetscape.

#### Natural Environment

This pedestrian friendly neighborhood allows a resident to walk to the Blue River and into town along a trail or to walk to school. Every home will be within a block of an open space amenity. The Vision Plan also seeks to bring the open space corridor around the Blue River in to the residential development by allowing the natural landscape to permeate the streets and become part of the community.







## COMMUNITY CHARACTER

**R**ecreation is an important component of Breckenridge and this new neighborhood. Much of the economy and the lifestyle of the residents is based on the vast recreational resources available to the town.

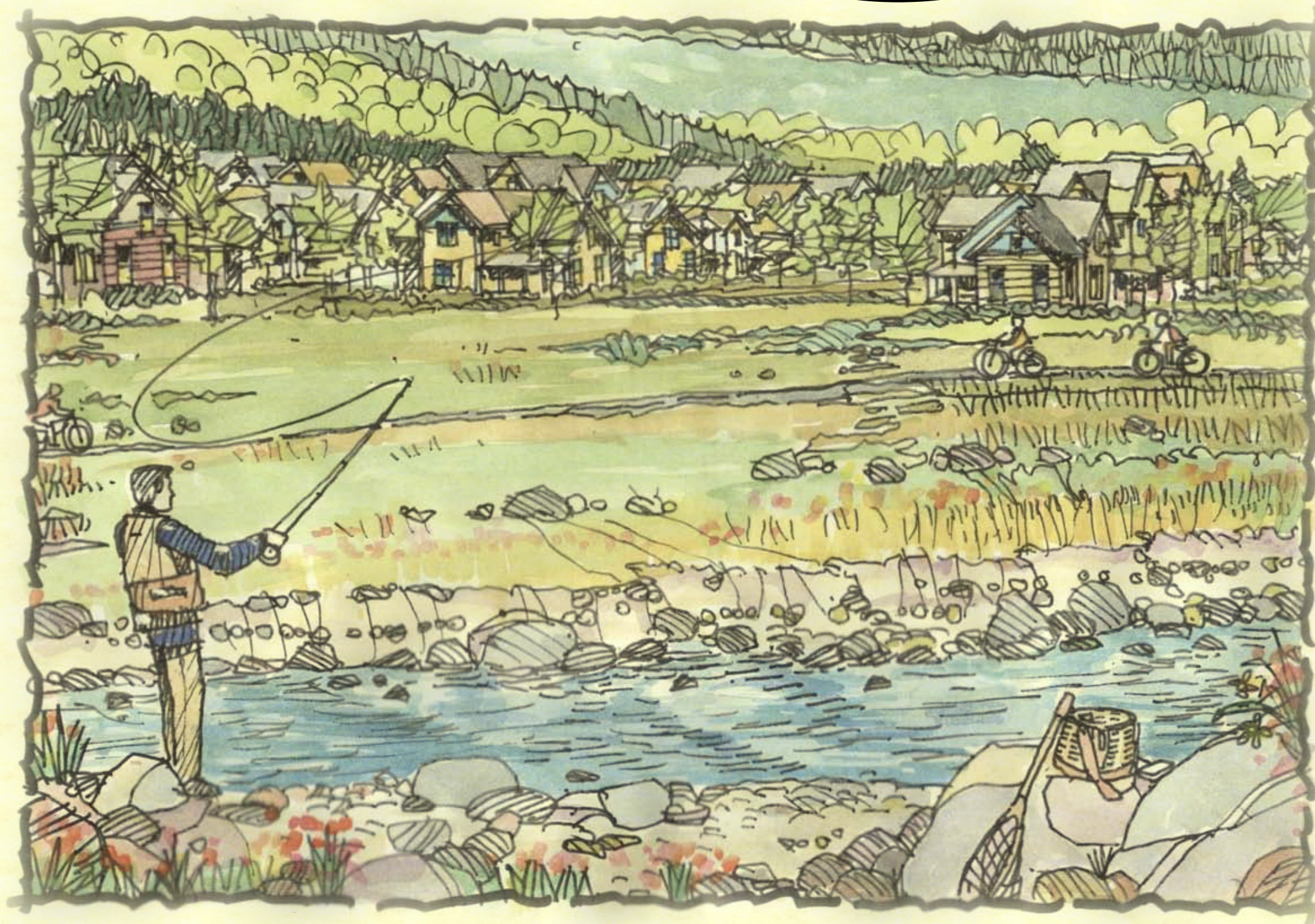
RECREATION

### Recreation

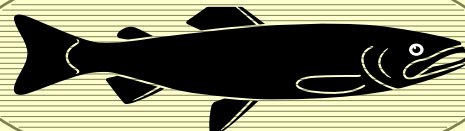
Many of the reasons the Town of Breckenridge is so successful is that it has not lost its sense of place within the demand for the resort amenities and lifestyle associated with the incredible natural and built amenities within the area. This new neighborhood seeks to capitalize upon and improve those amenities by engaging the Blue River as a community and town asset, tying into the vast trail system within the county, and building new parks.

The residents within the neighborhood will be able to look down any street and see the Blue River corridor. They will have a multitude of trails to connect to the river or to take the elsewhere, such as school, the recreation center, or the market.

Additionally, this neighborhood is within walking or riding distance to several mountain bike and hiking trails that can take you into the White River National Forest.



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# VISION PLAN ALTERNATIVES

FLEXIBILITY

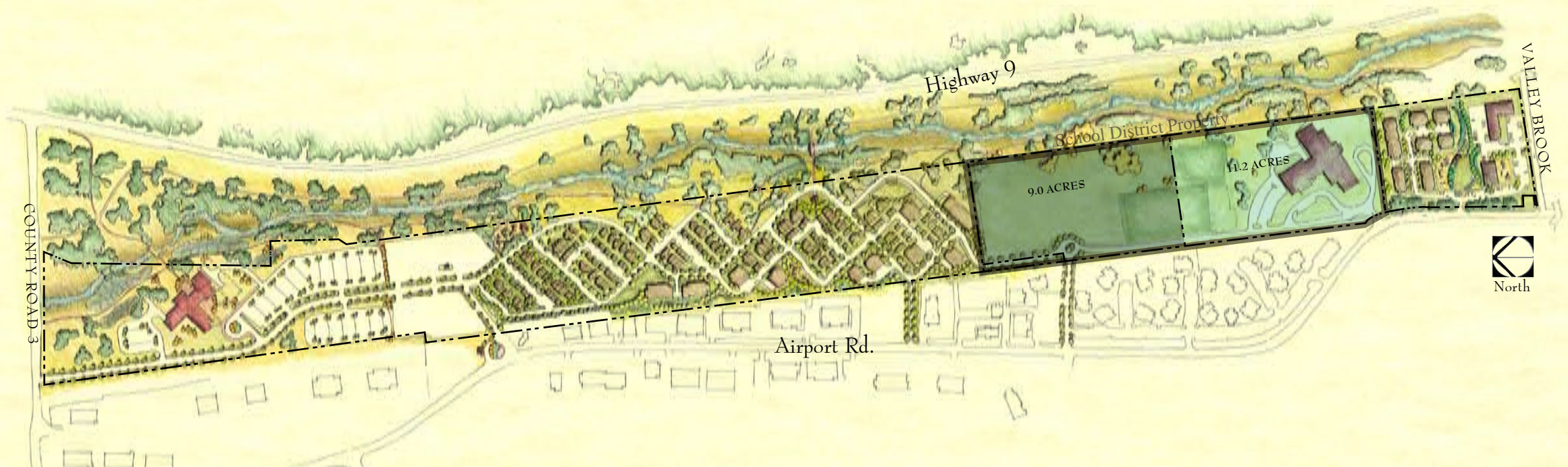
There are a variety of options for the Vision Plan based on the flexibility within parcels of land that will take cooperative development. It is the Town's desire to create seamless transition to the surrounding uses and integrate the adjacent properties into the community as a whole.

## Upper Blue Elementary School Alternative

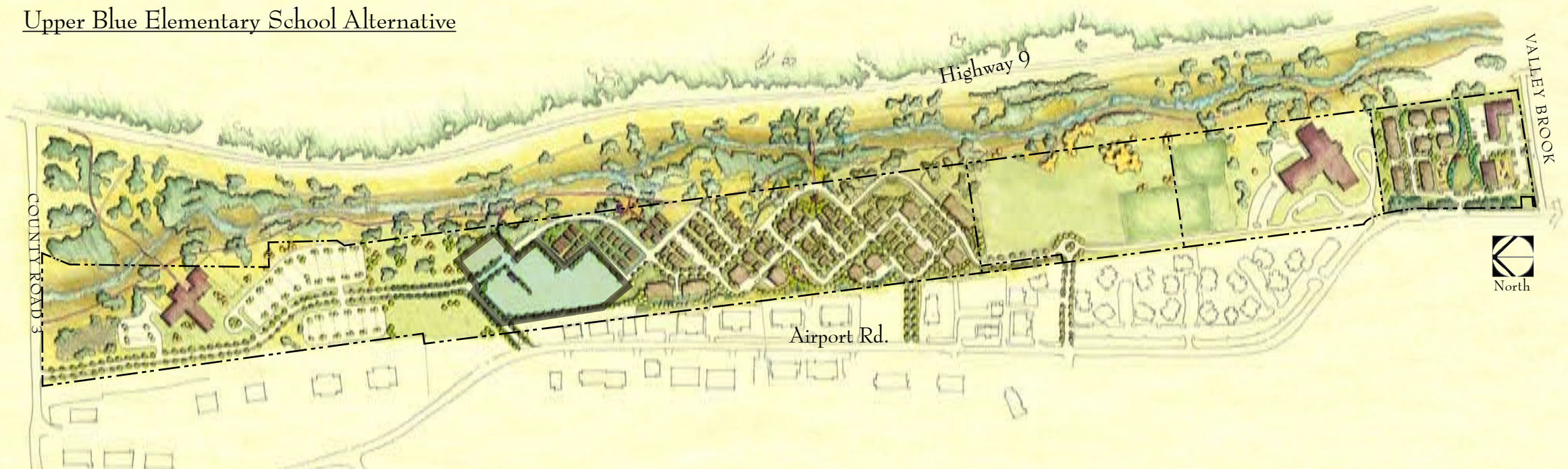
- ◆ The property to the direct south of the Block 11 site is currently owned by the school district. The Vision Plan in the preferred option creates a community park that can amenitize the schools use of the existing ball fields, as well integrate the school site better into a residential community. There are great deal of shared uses that can benefit both entities, such as affordable housing opportunities for Summit School District employees, additional parking, concession/rest room facilities, maintenance costs, etc. (See page 3 for Preferred Vision Plan Alternative)
- ◆ However if the school district does not desire to participate in the plan the project may need to consider and alternative design, as demonstrated in this plan.

## Skier Parking Alternative

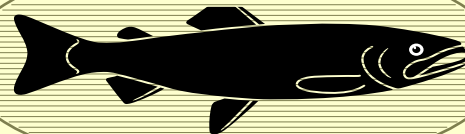
- ◆ The Vision Plan places approximately 500 skier parking spaces adjacent to the CMC site so that there may be opportunities for shared parking and future development. Shared parking would allow for more efficient use of the land and reduce the amount of impervious surface. (See page 3 for Preferred Vision Plan Alternative)
- ◆ However, if the CMC site is not available to meet these parking needs the adjacent plan can meet those needs by integrating the parking on the Block 11 site.



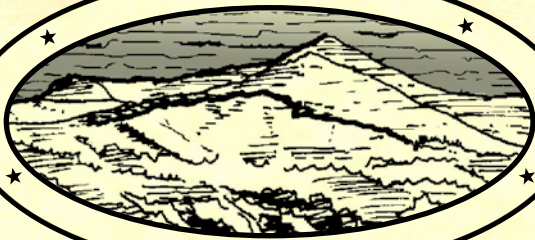
Upper Blue Elementary School Alternative



Skier Parking Alternative







## DENSITY VARIATIONS

HISTORIC

The historic development of Breckenridge has resulted in a variety of building types, land uses, housing densities and building massing within close proximity to each other. This type of development occurs in towns that grow over time. The newest Breckenridge community should emulate that pattern of development.

There are an infinite number of possibilities regarding the final layout of the Vision Plan based on the housing needs at the time of development and the specific units developed for construction. These images represent three levels of density and how they might change without affecting the basic framework and structure of the Vision Plan. All densities are based on gross acreage.

### Low Density Residential

- ◆ The lower density options include a higher concentration of single family, duplex, and triplex housing options.
- ◆ Anticipated density ranges from 6 to 8 dwelling units per acre. (6.3-8.7 UPA based on TOB Standards)

### Medium Density Residential

- ◆ The medium density options include a lower concentration of single family units and more duplex, and triplex housing options coupled with the addition of several options for multifamily units including townhomes and condominiums.
- ◆ Anticipated density ranges from 8 to 10 dwelling units per acre. (8.2-10.4 UPA based on TOB Standards)

### High Density

- ◆ The higher density options include a minimal amount of single family units, some duplex and triplex housing options, and a great deal more multifamily units. This option also has some taller options for the multifamily units, achieving a three story building mass in some instances.
- ◆ Anticipated density ranges from 10 to 12 dwelling units per acre. (9.0-12.5 UPA based on TOB Standards)



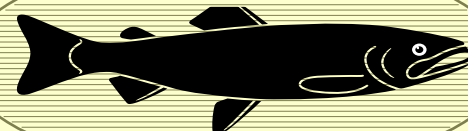
Low Density Residential  
(6.3-8.7 UPA)



Medium Density Residential  
(8.2-10.4 UPA)



High Density Residential  
(9.0-12.5 UPA)





## BLOCK DIAGRAM

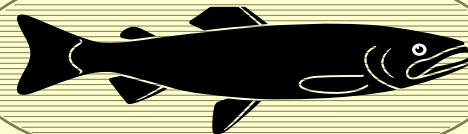
The values of small town, diversity, and highly amenitized housing can be found in the details of the block level planning. The vision of a mixed community that relates to a friendly, vibrant street life can be found in the intimate streets, small parks, and pedestrian scaled blocks.

The block dimensions are uniform throughout the Vision Plan, creating a framework that allows for any of the prototypical unit types to fit within the Vision Planned area. The blocks are framed by a hierarchy of streets, further described in the section.

The main street through the development accommodates visitor parking by creating head-in (90 degree) parking spaces. These areas can also be used for public access to the trails along the Blue River as well as parking for small neighborhood parks. Alleys will incorporate similar visitor parking areas in addition to addressing the parking needs of the individual units.

Snow removal will be addressed by incorporating storage within the street right-of-way, having snow storage space at the end of alleys and main streets, as well as creating designed storage areas within the alley and street blocks.

Small neighborhood scale parks shall be strategically located at the east or west side of the blocks creating a focal point at the end of the street. Additionally, small open space corridors should be located mid block where streets "T" into the block creating a visually interesting intersection, pedestrian access mid-block, and a great neighborhood amenity.



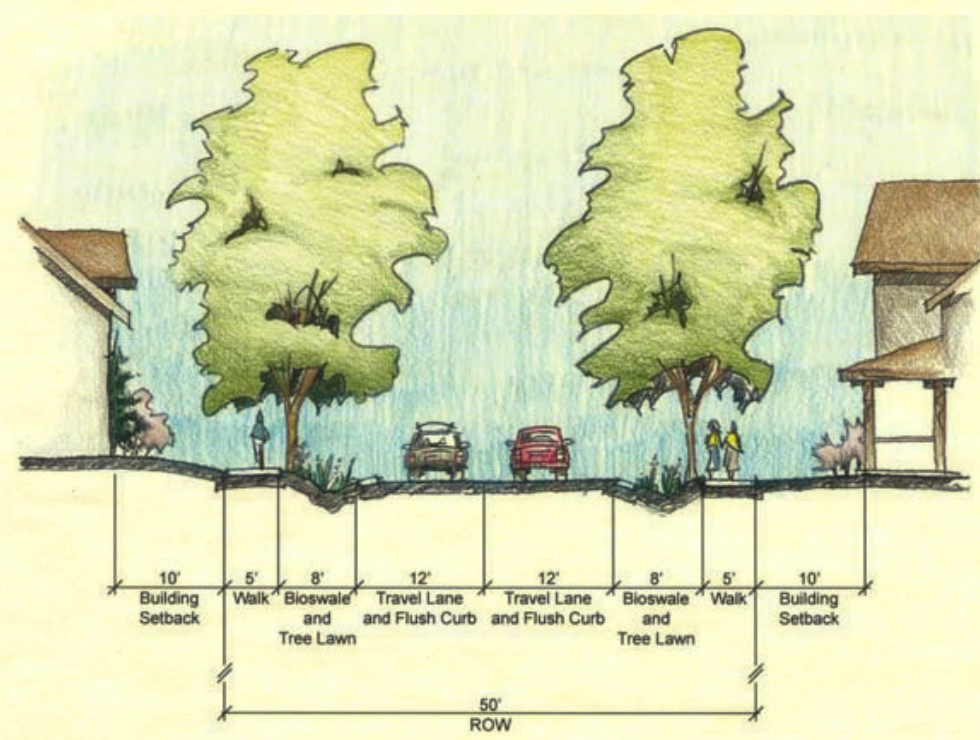




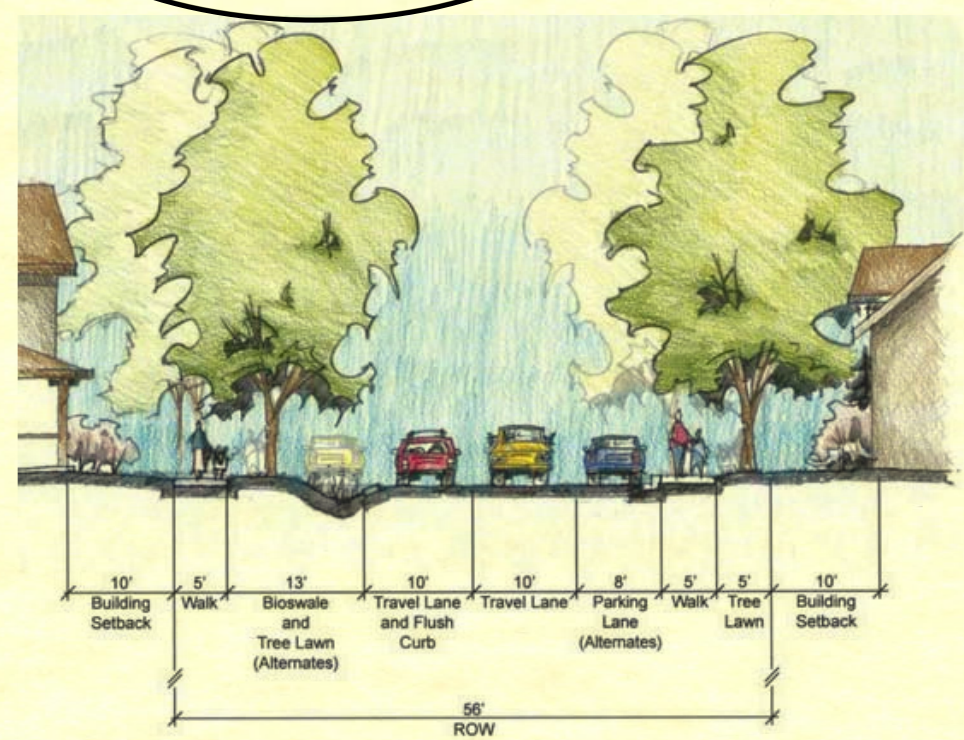
## STREET SECTIONS

FRAMEWORK

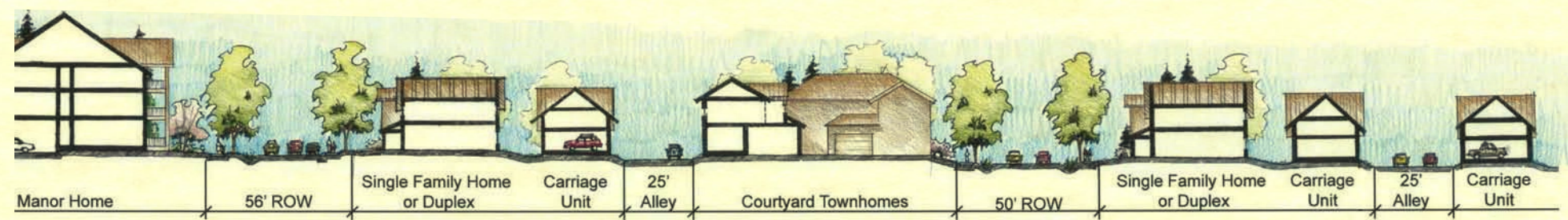
Much of a community is experienced through the street. Breckenridge has very comfortable and pedestrian friendly streetscapes throughout the community and the streets in the newest part of town continue this philosophy.



**Town Standard**  
Scale: 1/16"=1'-0"



**Pedestrian Street**  
Scale: 1/16"=1'-0"



**Typical Block Section**  
Scale: 1"=30'

### Town Standard Street

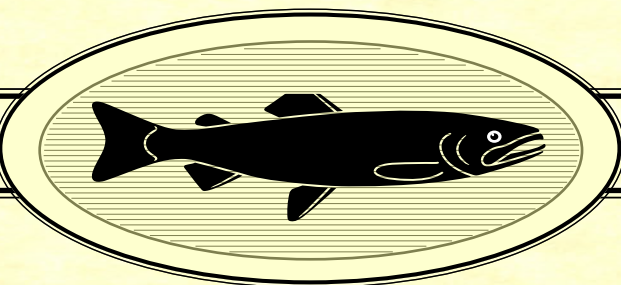
- ◆ The standard 50 foot right-of-way Town street is the main street through the community. Visitor parking is provided by small head-in 90 degree parking areas at strategic locations. As with all streets in the project, there will be sidewalks on both sides of the streets connecting the entire community on a pedestrian level.
- ◆ The street will have a combined tree lawn and bioswale area that will function to help with snow storage, as well as clean the snow or rain water as it dissipates into the ground water. There will be a flush or mountable curb condition to allow for easier plowing as well as proper flow of water into the bioswale.

### Pedestrian Street

- ◆ This street will act as the secondary street within the Vision Plan. This street will have alternating parallel parking areas to allow for snow removal, but still create a more pedestrian oriented street scene. Additionally, larger tree lawns and bioswales will compliment the streets neighborhood character.
- ◆ The street will have a combined tree lawn and bioswale area that will function to help with snow storage, as well as clean the snow or rain water as it dissipates into the ground water. There will be a flush or mountable curb condition to allow for easier plowing as well as proper flow of water into the bioswale.

### Alley

- ◆ Generally, the housing for the community is detached/ attached garages that are alley loaded. The alleys for the project will be a 25 foot wide paving areas with a 25 foot right-of-way.







# ARCHITECTURAL PROTOTYPES

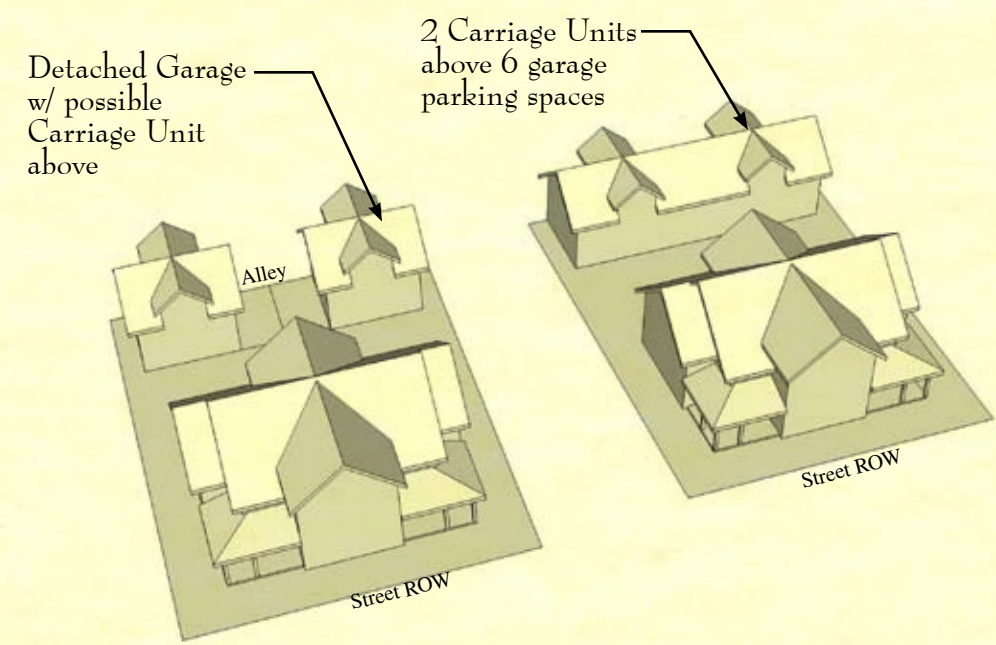
The Town will create a neighborhood that looks as though it belongs to the entire community, yet still meets the needs of the 21st century residents. This new place will have some of the same character, but have the freedom to reflect the best practices in today's residential architecture.

## Architectural Variety

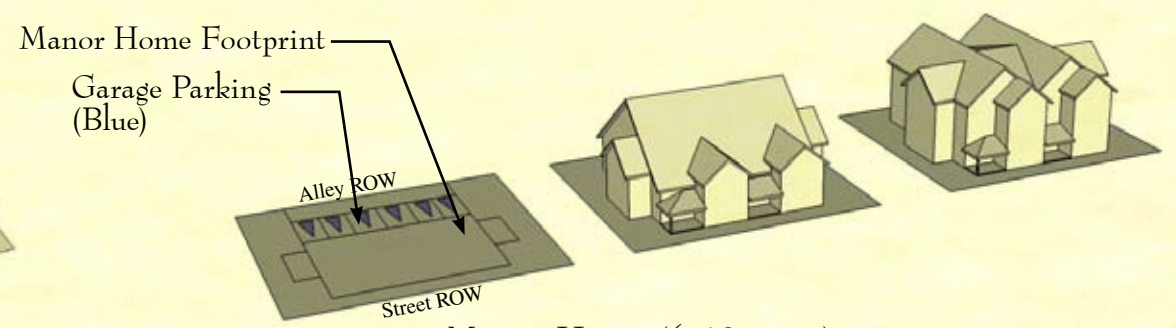
- ◆ The Vision Plan demonstrates that there are a minimum of nine prototypical housing types that can work within the project and within the basic framework built in to the infrastructure. These include a small carriage house, larger carriage house spanning 3 garage bays, single family homes, a small single family home, duplex, triplex, push through courtyard townhomes, large and small town homes with under ground parking, and manor homes.
- ◆ The street scene in the existing town has the unique feel of providing a variety of heights, building masses, and uses. The design guidelines will influence building massing creating similar variety while meeting the needs for distinct types of housing.
- ◆ There will be variety, not only in type of housing, but also how the buildings approach the street or alley. There will be variety in how the pieces of each residence is addressed, whether it be the porch, roof, or entry way.

## Architectural Massing

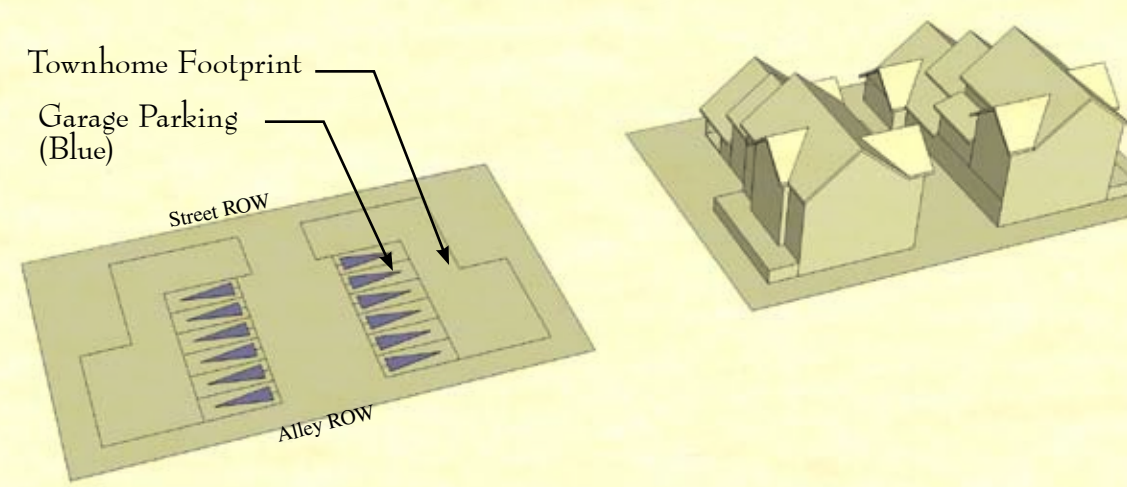
- ◆ Existing architecture in Town rely on some basic principles to create a consistent image. The guidelines will encourage massing that is complementary to the context.
- ◆ The span of one unit of building mass is more narrow than typical in the historic town. Part of the consistent feel of these buildings should relate to that element.



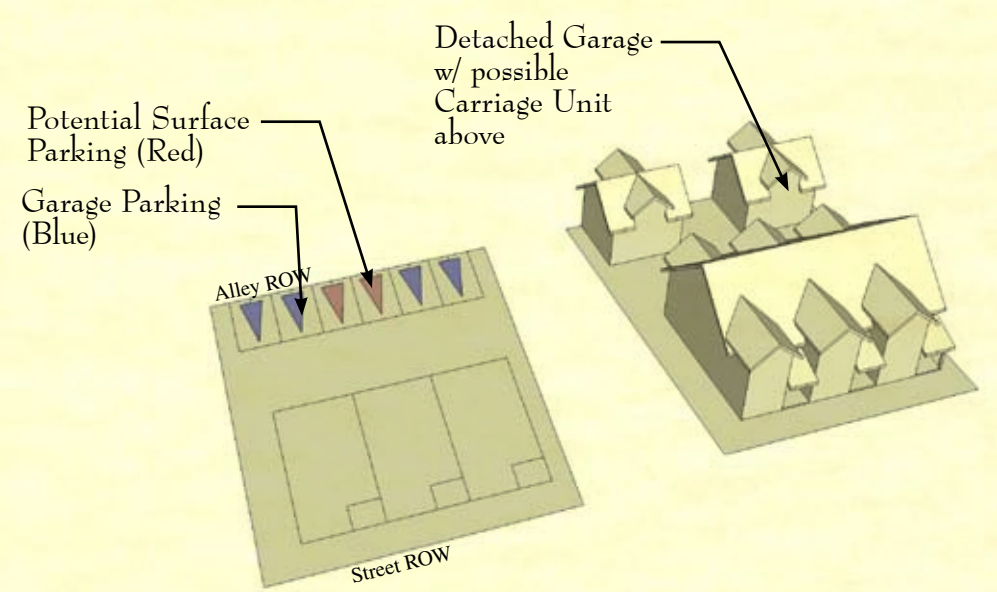
Duplex-Carriage House Options



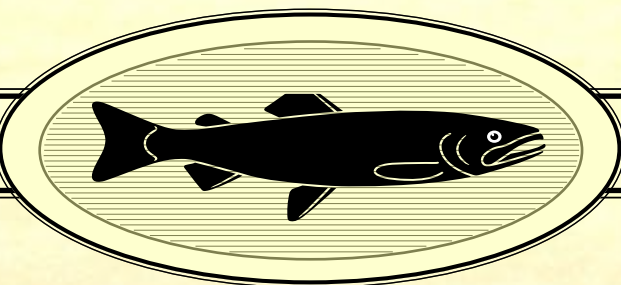
Manor Home (6-10 units)



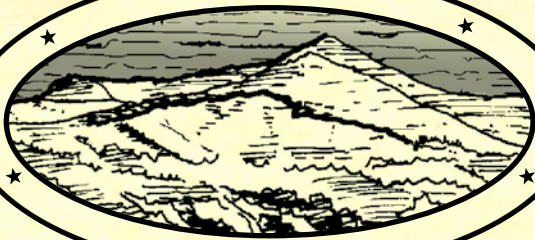
Push Through Courtyard Townhomes (8-10 units)



Triplex Units







# ARCHITECTURAL PROTOTYPES

INTEGRITY

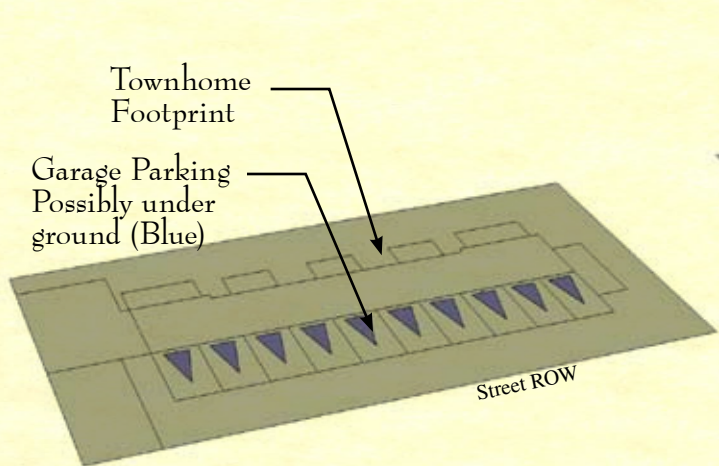
Prototypical unit types are represented in this Vision Plan to demonstrate the intent of the plan and to demonstrate the block and framework. As the neighborhood develops the types of housing built must respond to the market needs at the time of development.

## Design Features

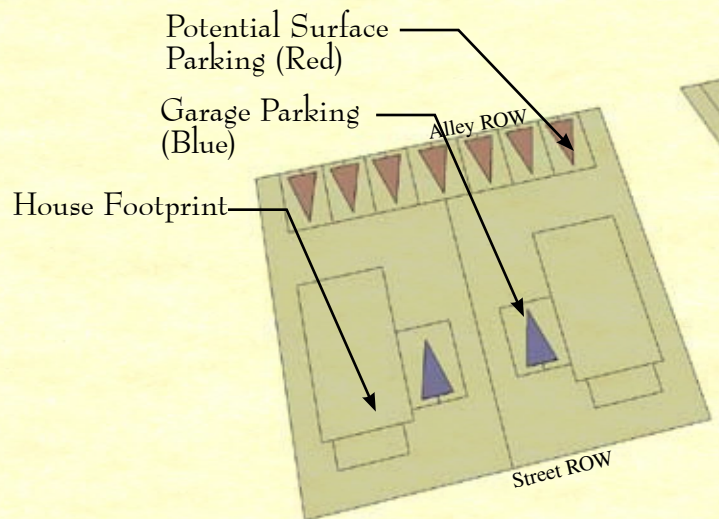
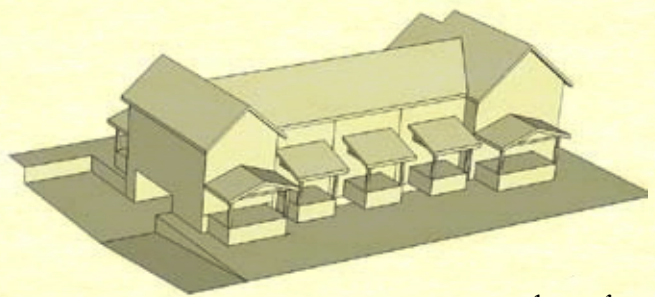
- ◆ These prototypes respond to a Traditional Neighborhood ideal. Detached garages, alley loaded garages, front porches, and many other elements are represented in these prototypes to help create the pedestrian friendly street and facilitate community gathering and interaction.
- ◆ Design guidelines have been created to facilitate quality design within the neighborhood. These guidelines will address many of the specific wishes of the town regarding the quality of the project as a whole. The Vision Plan and guidelines do not mandate a specific style of architecture, but encourage quality design that is complementary to the context of the existing town.

## Parking

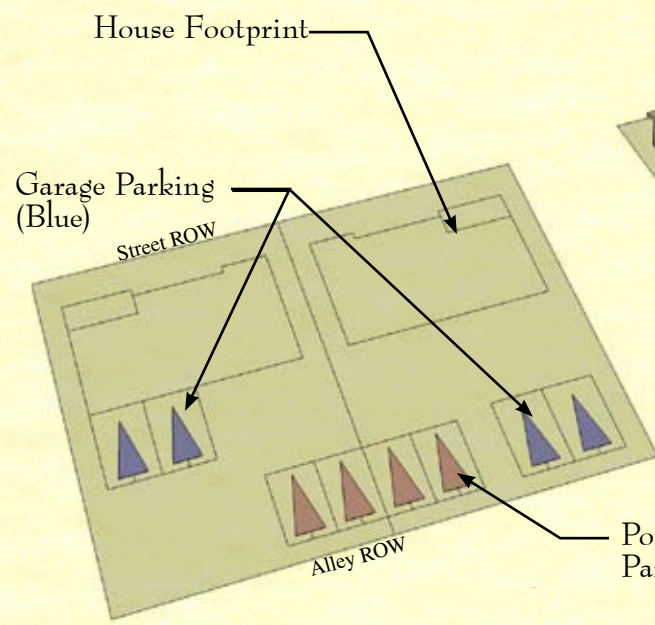
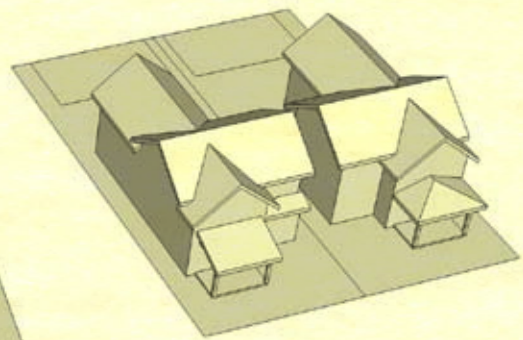
- ◆ The Town requires:
  - ◆ 2.0 Spots/D.U. for Single Family
  - ◆ 1.5 Spots/D.U. for Duplex and Multi-Family
  - ◆ 1.0 Spots/ D.U for Studio or Carriage Homes
- ◆ These requirements will be met through garage spaces, head in parking along the alley, parallel parking along the Pedestrian Streets, and head in parking locations along the Town Standard Streets.
- ◆ This plan will provide the minimum parking required to meet the Town Development Code, provide residents with the appropriate amount of parking, and to provide visitors parking spaces. However the plan encourages the use of the trails and the *Free Ride* bus system to minimize project impact on the environment, as well as the trips generated on the Towns roadways.
- ◆ Note that all unit types have access to a minimum of one garage parking space to minimize the impact of the winter climate and large amounts of snow.



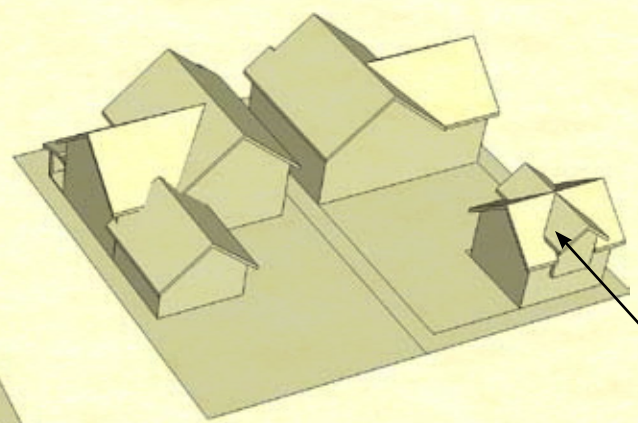
Townhomes with Under Ground Parking- (5 units)



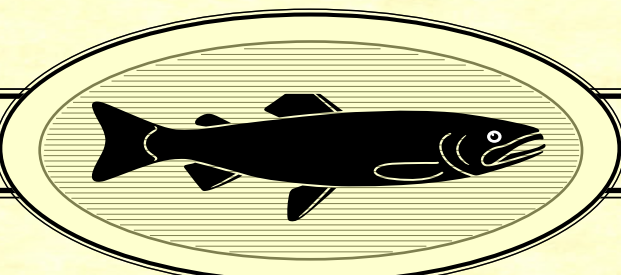
Single Family-Small



Single Family-Larger



Detached Garage w/ possible Carriage Unit above





# LANDSCAPE VISION PLAN

VIBRANT

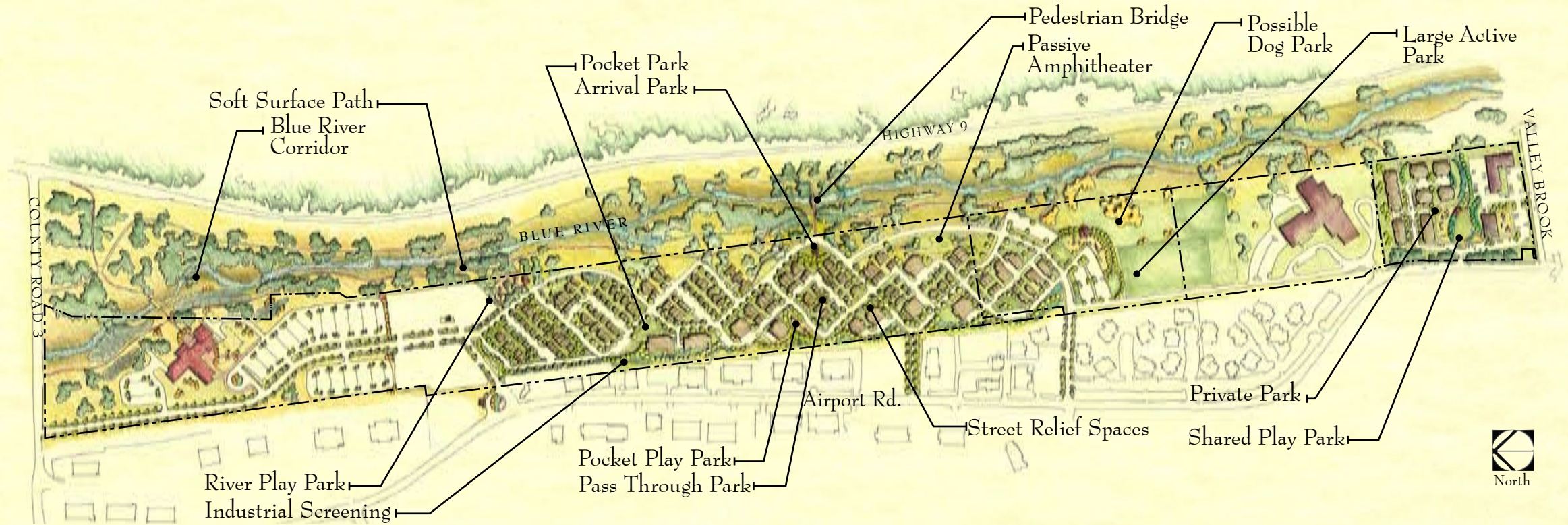
Inspired by the Town's investment in the Blue River Corridor, this plan must create a setting for this community that addresses the unique natural setting juxtapositions with the needs of the neighborhood residents for active play and recreation.

## Landscape Vision Plan

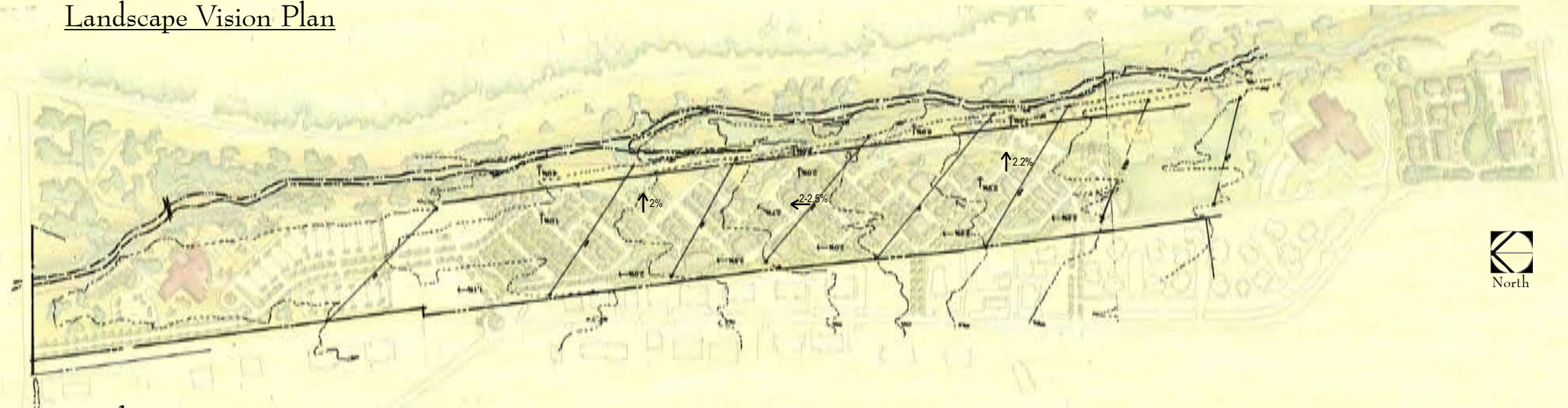
- ◆ A focused effort to create a quality community must be complemented by a quality landscape vision. The natural amenities must be enhanced and capitalized, as well as adding new recreation spaces for the Town as well as the residents. The plan creates both small and large active parks for children or adults as well as passive spaces for reflection and community interaction

## Grading Concept

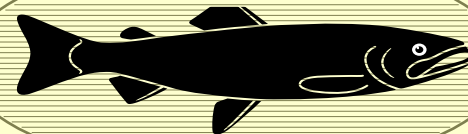
- ◆ The Blue River is a very important influence on the existing Town of Breckenridge. Likewise, the Block 11 site should reflect the importance and proximity of this great river corridor.
- ◆ The grading concept for the project is to begin at existing grade on the western part of the site and slope the site down to the river. Due to the site formally being used for an airplane run way, the existing grade is fairly level over the site and then a steep drop off to the river. As the new neighborhood develops the grade should slope at a 2-2.5 percent grade from west to east and a from south to north.
- ◆ The area directly adjacent to the river will remain a steeper slope and should be minimally disturbed in this grading effort.
- ◆ When possible, preserve existing quality vegetation.



## Landscape Vision Plan



## Grading Concept







# LANDSCAPE SPACE PROGRAM

INTEGRATED

## Block 11

### Pass Through Parks

- ◆ Create small mid block places that provide opportunities for pedestrian connections through the block.
- ◆ Locate parks in places where roadways “T” into the block, creating opportunities for placing designed spaces at highly visible locations.



Pass Through Park  
Mid-block Corridor

### Street Relief Spaces

- ◆ Locate small landscape spaces by pulling building away from the street in strategic places within the neighborhood.
- ◆ Use these spaces for intense landscape treatments that can bring variety to the street scene.

### Large Active Park

- ◆ Create a large play area for all age groups.
- ◆ Provide an open green for gatherings, passive play, and picnicking.



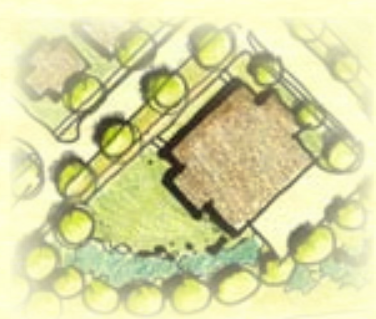
Large Active Park

- ◆ Integrate park into active ball fields.
- ◆ Provide parking to support the play areas, the dog park, the ball fields, and the river access.
- ◆ Use a combination of soft surface and concrete trails where appropriate.
- ◆ Develop a 2-acre dog park that seamlessly works with the river corridor and the surrounding active uses.



River Play Park

- ◆ Preserve and frame views to the river where roadways enter the corridor, as well as create enclosed spaces that limit views to the river around housing.
- ◆ Develop a variety of river experiences by creating outdoor rooms, passive open space and capturing the river.
- ◆ Design areas for detention that will ensure a high water quality in the Blue River.
- ◆ Plan for snow storage as needed to support the neighborhood.



Pocket Parks

### Pocket Parks

- ◆ Plant native species that thrive in riparian conditions.
- ◆ Use small open spaces created by the unique block angle for passive park spaces.
- ◆ Locate dynamic landscape design to create interest along the street, including public art opportunities.
- ◆ Provide open grass areas for passive uses and snow storage.

### River Play Park

- ◆ Develop a large play area that serves all age groups.
- ◆ Integrate design into the river corridor theme.
- ◆ Provide a restroom/concession/pavilion building.
- ◆ Use organic forms to complement the river corridor.
- ◆ Provide access from Block 11 as well as from the trails along the river corridor.



Pocket Play Park

### Pocket Play Park

- ◆ Create a small play area for younger children.
- ◆ Design park to relate to the geometric edge of the industrial screening.

Each space has a purpose within the whole  
Creating a complete landscape vision and  
experience for this place.

## General Landscape Character Block 11 and Valley Brook

### Native Plant Material

Use hardy native and indigenous plant material that complements the challenging microclimate of the Blue River Corridor. Issues of concern include harsh winds, rocky soils, and slow growth rates

### Natural Palette of Materials

Develop a palette of hardscape materials that reflect the natural materials available within Colorado especially within the river valley

### Sustainable

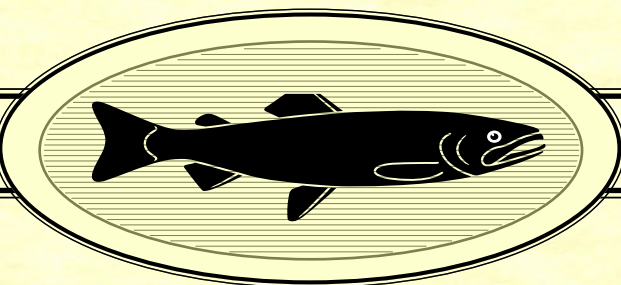
Generate a sustainable plant list to minimize water usage, take advantage of passive solar opportunities, reduce maintenance costs, and reinforce the sustainable nature of the project

### Respect the Blue River

Complement the Blue River Corridor with organic forms of native and acclimated deciduous trees and shrubs

### Blue River Corridor

- ◆ Restore the Cottonwood corridor.
- ◆ Provide opportunities for shade on both the soft surface paths and the regional concrete trail.





# LANDSCAPE SPACE PROGRAM

The landscape reinforces and supports the character of the framework, the architecture and the street.

## Form Respects Pattern

- ◆ Use geometric patterns within the internal neighborhood forms and the industrial edge to complement a Traditional Neighborhood Development (TND) design ideal.

## Create Tension

- ◆ Design neighborhood spaces, such as the streetscapes, pocket parks, and industrial edge, to create tension between the organic nature of the Blue River Corridor and the grid pattern of the neighborhood design.



### Arrival Park

- ◆ Provide an arrival experience for the pedestrian, as well as the automobile.
- ◆ Use iconic landscape and structure to provide a visible arrival identity.
- ◆ Design park to break the organic structure of the corridor with a unique image.

### Streetscape

- ◆ Create a regular pattern of canopy street trees in the neighborhood streets.
- ◆ Break the street pattern planting when the roadways enter the river corridor edge.
- ◆ Design a landscape edge that complements the function of the bioswales.

### Industrial Screening

- ◆ Use geometric forms to create an interesting edge.
- ◆ Mix canopy trees, conifers, and shrub beds to develop a semi-transparent screen.
- ◆ Design landforms and berms to complement the landscape screening efforts.
- ◆ Create usable passive spaces on the neighborhood side of the screen.
- ◆ Avoid a linear line of screening along property line.

### Passive Amphitheater

- ◆ Capitalize on grade to provide an open lawn area that can be used as a small amphitheater.
- ◆ Recognize the other opportunities created by this space for passive play.



### Industrial Screening

- ◆ Use trees and shrubs to frame the space.
- ◆ Provide an open view to the river.

### Pedestrian Bridge

- ◆ Connect regional trail to the soft surface trail and the Block 11 project amenities, such as the River Play Park.
- ◆ Integrate the bridges image with other iconic structures

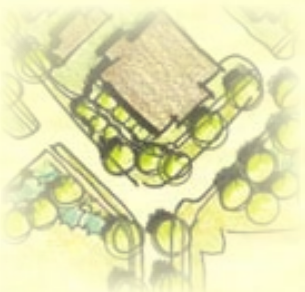


### Arrival Park

that relate to the community identity, such as the bridge to CMC, the Arrival Park, and other structures within the project

### Soft Surface Paths

- ◆ Develop an integrated path system with the river corridor and the neighborhood streets.
- ◆ Provide connections to the alleys and neighborhood sidewalks to emphasize the connection to the river.



### Entry Image

- ◆ Frame entry experiences.
- ◆ Establish landscape and architectural character for the neighborhood.
- ◆ Use geometric forms to create a foil to the organic river edge.
- ◆ Where possible, extend entry character to Airport Road.

### Valley Brook

#### Private Park

- ◆ Create a park space that is contained within the project.
- ◆ Develop a passive space that offers a variety of uses.

### Entry Image

- ◆ Use geometric forms to connect the Private Park, the Shared Play Park, and the Day-care.
- ◆ Create an interesting design to provide a contextual image for the project.

### Central Park

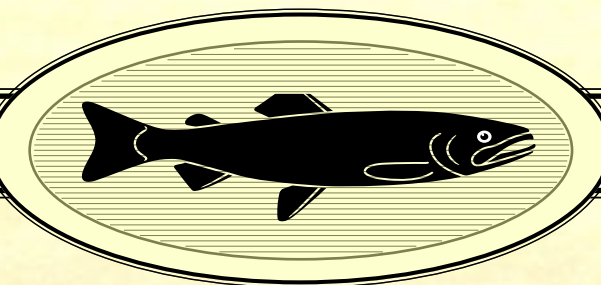
- ◆ Develop a larger play area for use by the neighborhood and general public.
- ◆ Use geometric forms to connect park spaces.
- ◆ Provide an active play space.



### Central Park

### Streetscape

- ◆ Create a regular pattern of canopy street trees in the neighborhood streets.
- ◆ Break the street pattern planting when the roadways enter the river corridor edge.
- ◆ Craft a landscape edge that compliments the function of the bioswales.







PLANT LIST

NATIVE

EVERGREEN TREES:

Common Name:	Botanical Name:	Height:	Spread:
Sub-alpine Fir	Abies lasiocarpa	40'-60'	20'-40'
Engleman Spruce	Picea englemannii	40'-60'	10'-20'
Colorado Spruce	Picea pungens	40'-60'	20'-30'
Bristlecone Pine	Pinus aristata	20'-40'	varies
Lodgepole Pine	Pinus contorta	50'-70'	10'-15'
Limber Pine	Pinus flexilis	30'-50'	20'-30'
Douglas Fir	Pseudotsuga menziesii	50'-80'	15'-25'

DECIDUOUS TREES:

Common Name:	Botanical Name:	Height:	Spread:
Narrowleaf Cottonwood	Populus angustifolia	30'-50'	20'-30'

ORNAMENTAL TREES:

Common Name:	Botanical Name:	Height:	Spread:
Thinleaf Alder	Alnus tenuifolia	15'-30'	15'-30'
Sasakatoon Serviceberry	Amelanchier alnifolia	6'-8'	6'-8'
Western River Birch	Betula occidentalis	20'-30'	15'-25'
Russion Hawthorne	Crataegus ambigua	15'-25'	15'-20'
Quaking Aspen	Populus tremuloides	20'-50'	20'-30'

EVERGREEN SHRUBS:

Common Name:	Botanical Name:	Height:	Spread:
Common Juniper	Juniperus communis 'alpina'	18"-24"	4'-6'
Dwarf Globe Spruce	Picea pungens	2'-5'	2'-6'
Slowmound Mugo Pine	Pinus mugo 'Slowmound'	3'-5'	5'-7'

DECIDUOUS SHRUBS:

Common Name:	Botanical Name:	Height:	Spread:
Utah Serviceberry	Amelanchier utahensis	6'-12'	6'-12'
Big Sagebrush	Artemisia tridentata	3'-12'	3'-6'
Western River Birch	Betula occidentalis	15'-35'	15'-25'
Bog Birch	Betula glandulosa	3'-6'	3'-8'
Mountain Mahogany	Cercocarpus montanus	6'-8'	4'-6'
Rabbitbrush	Chrysothamnus Spp.	2'-6'	2'-6'
Peking Contoneaster	Contoneaster lucidus	6'-12'	4'-6'
Baily Red twig Dogwood	Cornus stolonifera 'Baleyi'	6'-10'	6'-10'
Colorado Dogwood	Cornus stolonifera 'coloradense'	6'-8'	8'-12'
Rock Spirea	Holodiscus dumosa	3'-6'	3'-6'
Waxflower	Jamesia americana	3'-6'	3'-6'
Twinberry Honeysuckle	Lonicera involucrata	3'-6'	3'-6'
Native Ninebark	Physocarpus monogynus	3'-4'	3'-4'
Potentilla Species	Potentilla spp.	2'-4'	2'-4'
Creeping Western Sandcherry	Prunus besseyi 'Pawnee Buttes'	15"-18"	4'-6'

DECIDUOUS SHRUBS:

Common Name:	Botanical Name:	Height:	Spread:
Native Chokecherry	Prunus virginiana 'melanocarpa'	8'-20'	8'-12'
Antelope Bitterbrush	Purshia tridentata	2'-10'	2'-6'
Rocky Mountain Sumac	Rhus glabra 'cismontana'	2'-3'	2'-3'
Alpine Current	Ribes alpinum	3'-6'	3'-6'
Squaw Current	Ribes cereum	2'-4'	2'-4'
Woods Rose	Rosa woodsii	3'-6'	3'-6'
Western Raspberry	Rubus idaeus	3'-6'	3'-6'
Yellow Mountain Willow	Salix monticola	8'-12'	6'-8'
Dwarf Arctic Willow	Salix purpurea nana	4'-6'	4'-6'
Red Berried Elder	Sambucus pubens	4'-12'	6'-12'
Mountain Snowberry	Symphoricarpos oreophilus	2'-4'	2'-4'
Common Lilac	Syringa vulgaris varieties	10'-20'	8'-12'

PERENNIALS:

Common Name:	Botanical Name:	Height:	Spread:
Yarrow Achillea	millefolium 'Cerise Queen'	18"-24"	12"
Munkshood	Aconitum cammarum 'Newry Blue'	24"-36"	9"
Columbine	Aguilegia caerulea	18"-24"	12"
Kinnikinnick	Arctostaphylos uva-ursi	3"-6"	12"
Harebell	Campanula rotundifolia	9"-12"	9"
Snow-in-Summer	Cerastium tomentosum	6"-12"	9"
Purple Clematis	Clematis x Jackmanii vine	12"	
Larkspur	Delphinium x Pacific Giant, Magic Mtns	24"-30"	18"
Dianthus	Dianthus graniticus	6"-8"	9"
Bleeding Heart Species	Dicentra spp.	12"-18"	2'-3'
Sulphur Flower	Eriogonum umbellatum	6"-12"	9"
Geranium	Geranium sp.	12"-24"	12"
Daylily	Hemerocallis spp	30"-36"	18"
Blue Siberian Iris	Iris siberica 'Ceasar's Brother'	3'-4'	18"
Lupine Species	Lupinus spp.	2'-3'	12"
Penstemon Species	Penstemon spp.	6"-8"	12"
Lamb's Ear	Stachys byzantina 'Silver Carpet'	8"-10"	12"
Golden Banner	Thermopsis divaricarpa	18"-24"	12"

GRASSES AND GRASS LIKE PLANTS:

Common Name:	Botanical Name:	Height:	Spread:
Bluejoint Reedgrass	Calamagrostis canadensis		
Tufted Hairgrass	Deschampsia caespitosa		
Mannagrass	Glyceria striata		
Water Sedge	Carex aquatilis		
Beaked Sedge	Carex utriculata		
Creeping Spikerush	Eleocharis palustris		
Baltic Rush	Juncus arcticus		
Tracy's Rush	Juncus Tracyii		

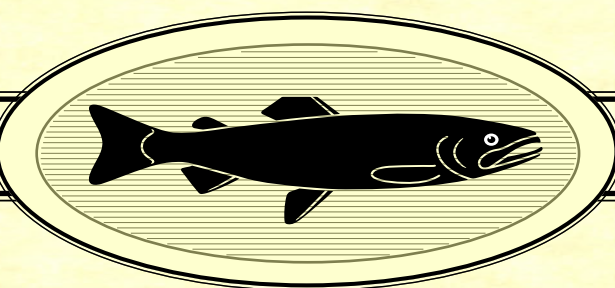
The plants selected for this project are native or hardy for Summit County. Additionally, they should be resilient to the harsh winds, percolating soils, and heavy snows found in the Blue River corridor.

Relationship to the River

- ◆ The landscape design and planting materials used within the river corridor must extend into the neighborhood to reinforce an intimate connection to this natural amenity.
- ◆ In areas of the project further from the river the landscape may adjust to more formal plantings, but within the river corridor the landscape should respond to the native forms.

Relationship to Surrounding Development

- ◆ Currently, there are minimal landscape examples surrounding the project. This neighborhood has the opportunity to set the tone for quality landscape architecture and design.
- ◆ Additionally, the landscape that has been planted has struggled with the harsh climate. This community can become a demonstration of how to successfully use material within the Blue River Corridor in Breckenridge.





# SUSTAINABILITY VISION PLAN

SUSTAINABLE

The integrity of the natural environment is indicated to be a core value of the Town of Breckenridge. This Vision Plan reinforces that belief by establishing the mandate to create a highly sustainable community. This place must be on the leading edge of minimizing it's impact on the environment as well as creating a positive lifestyle.

## Alternative Approaches

The development of this project should actively pursue alternative approaches to create the most sustainable project possible. The design guidelines specify a number of opportunities to minimize this projects impact. Including the following opportunities:

### Drainage

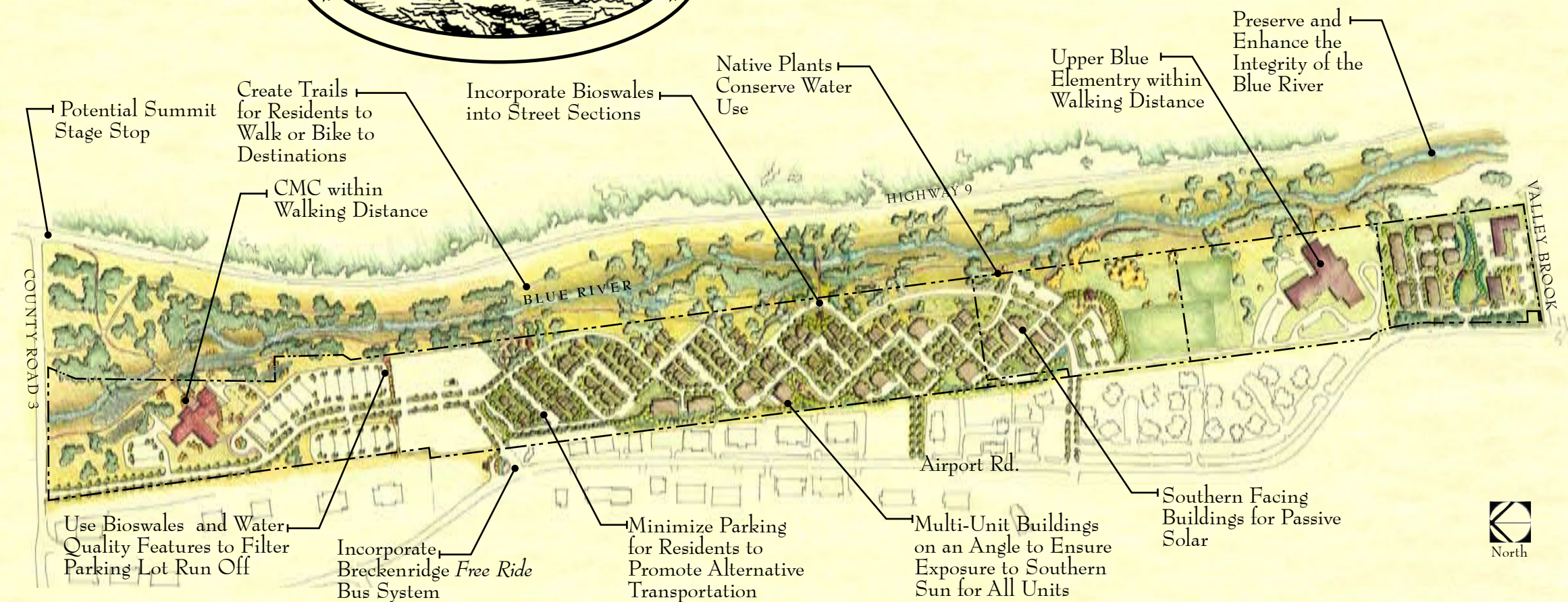
- ◆ All streets will have bioswales to capture and clean the rain water and snow melt. This will minimize the need for an underground storm system and mitigate much of the negative results of sediments from snow storage and plowing.
- ◆ Water quality and detention ponds will be built into the natural fabric of the community working seamlessly with the park and snow storage areas to create a clean water discharge into the Blue River and underground water table.
- ◆ The ultimate development of the site should explore alternative approaches to impervious surfaces such as porous paving, soft surface walks and drives, and pavers.

### Landscape

- ◆ All plant material used should require a minimal amount of irrigation and maintenance once established.
- ◆ There may be an opportunity for an on site nursery to grow the plant material for the project before the construction begins. Ultimately the absorption and phasing will determine if this is possible.

### High Efficiency Home

- ◆ Create a high efficiency home or building using Energy Star appliances, lighting, and right sized HVAC equipment.



## Sustainable Vision Plan

### Alternative Energy

Heating and supplying electricity for this neighborhood will become a large part of the impact of this project. The Brendle Group Report suggests that four possible scenarios that could result in a more sustainable project than the norm. (Full report is available by request from the Town of Breckenridge.)

#### Cost-driven Option

- ◆ Individual home heating - High performing gas furnaces in individual units.
- ◆ Net Zero Energy is not possible with this option.

### Middle-ground Scenario without Net Zero Option

- ◆ Flex fuel central heating plant using a combination of gas and/or biomass wood chips to create a two pipe hot water heating distribution system.
- ◆ Net Zero Energy is not possible with this option.

### Middle-ground Scenario with Net Zero Option

- ◆ Flex fuel central heating plant using a combination of gas and/or biomass wood chips to create a two pipe hot water heating distribution system.

- ◆ Combined Heat and Power with central wind turbine supplementing the gas fed central heating plant and generation of electricity.

### Most Efficient Scenario with Greatest Percentage of Renewable Energy Net Zero Option

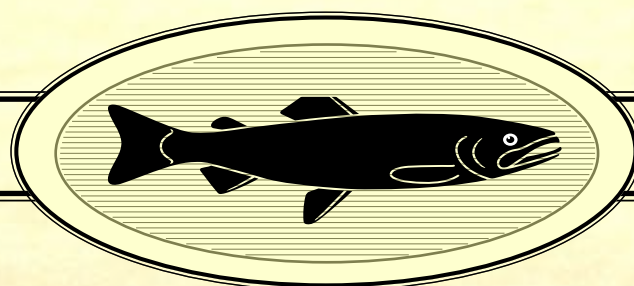
- ◆ Community-level ground source heat pump system.
- ◆ Net Zero homes using solar and wind power to create their own energy on an individual home basis.

### Options

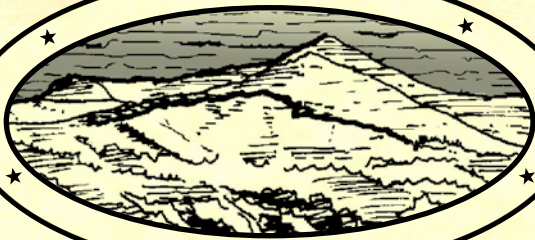
These four options and variations among them will be evaluated to determine the appropriate option for the project. The costs, pay back periods, and subsidy required must be evaluated as part of the financial business plan for the project. There are many other factors that play a significant part in the overall cost of the project that must be balanced with the capitol cost of the energy systems used, as well as the long term cost/benefit of having a more sustainable project.



North







## PHASING PLAN

The phasing of the Vision Plan is dependent on many factors, including the market trends, predevelopment site work, and adjacent development time lines. This project will adjust to the market needs to supply an Affordable Housing Type that does not compete with the private market.

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### Philosophy

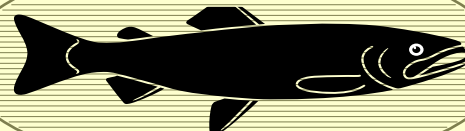
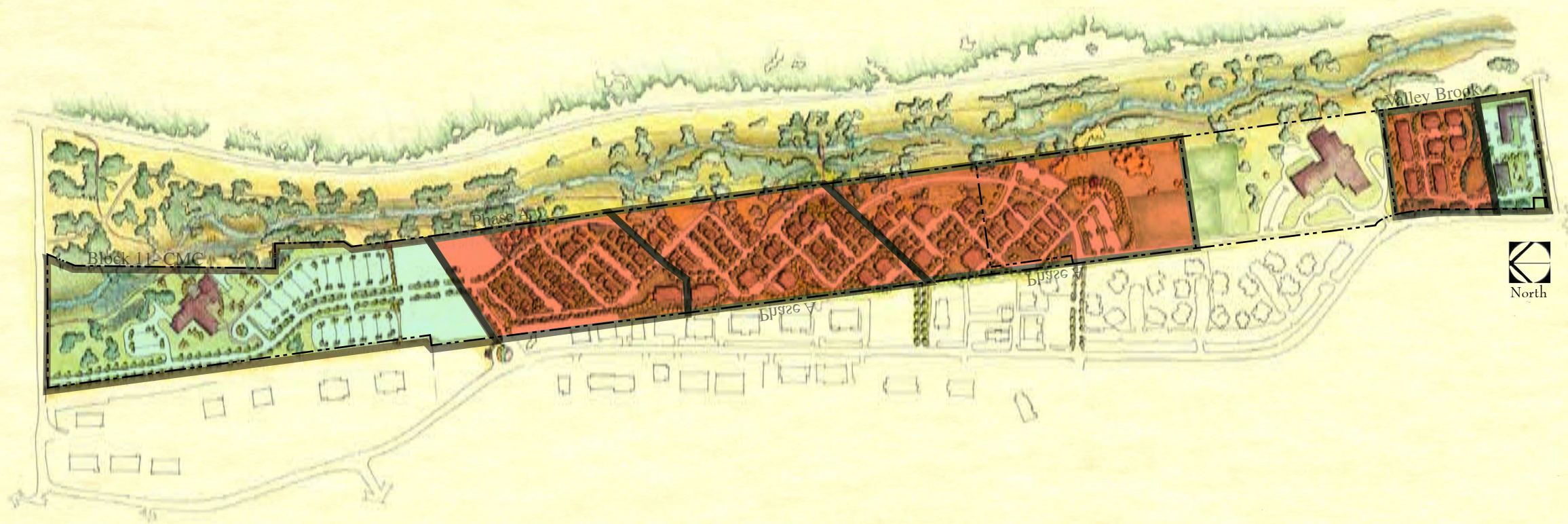
- ◆ There are many other Affordable Housing projects being planned or built by the private development community within Breckenridge. These projects will help this neighborhood define the types of housing needed to fill the market needs not met by the private development community.

### Valley Brook

- ◆ The Valley Brook site between the Upper Blue Elementary School and the Police Station and Child Care facilities has the best opportunity to be the first phase of affordable housing developed within this Vision Plan. The current affordable housing being built within Breckenridge does not provide a higher density option for residents. The Valley Brook site has the potential to fill this need immediately and in a highly amenitized community.

### Block 11

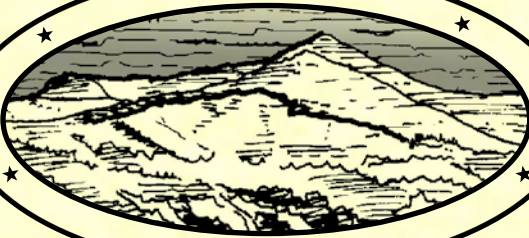
- ◆ The Colorado Mountain College will be the first project built on the Block 11 site. This project will bring much of the infrastructure needed for the affordable housing portion just to the south of their site.
- ◆ The project could be developed as a whole or in smaller phases. There seems to be three distinct super-blocks that could be developed over time allowing for minimal infrastructure investment per phase.
- ◆ Skier parking will play a major role in how the site is phased. If skier parking moves initially and is built near the same time the CMC project is finished, the Block 11 site will be available for rock removal and construction as needed to meet the affordable housing demands of the community. If the skier parking operation remains in affect in it's current location, the site will need to move it prior to developing the skier parking area.





CREDITS

This Vision Plan is the product of a great many people who contributed in both small and great ways to develop a vision for this new community.



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- ◆ Mayor Ernie Blake
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- ◆ Eric Mamula
- ◆ Jennifer McAtamney
- ◆ Rob Millisor
- ◆ John Warner
- ◆ Dave Rossi

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- ◆ Peter Joyce
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