



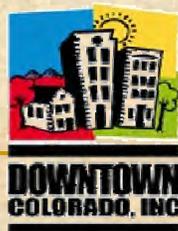
Downtown Silverthorne:
Community Revitalization
Partnership Program



March 21-22, 2011

www.downtownsilverthorne.com

Town of Silverthorne -Downtown Assessment-



Welcome

- The Town of Silverthorne is pleased to welcome the DCI/DOLA Technical Assistance Team.
- Strategies to create a vibrant, commercial core.

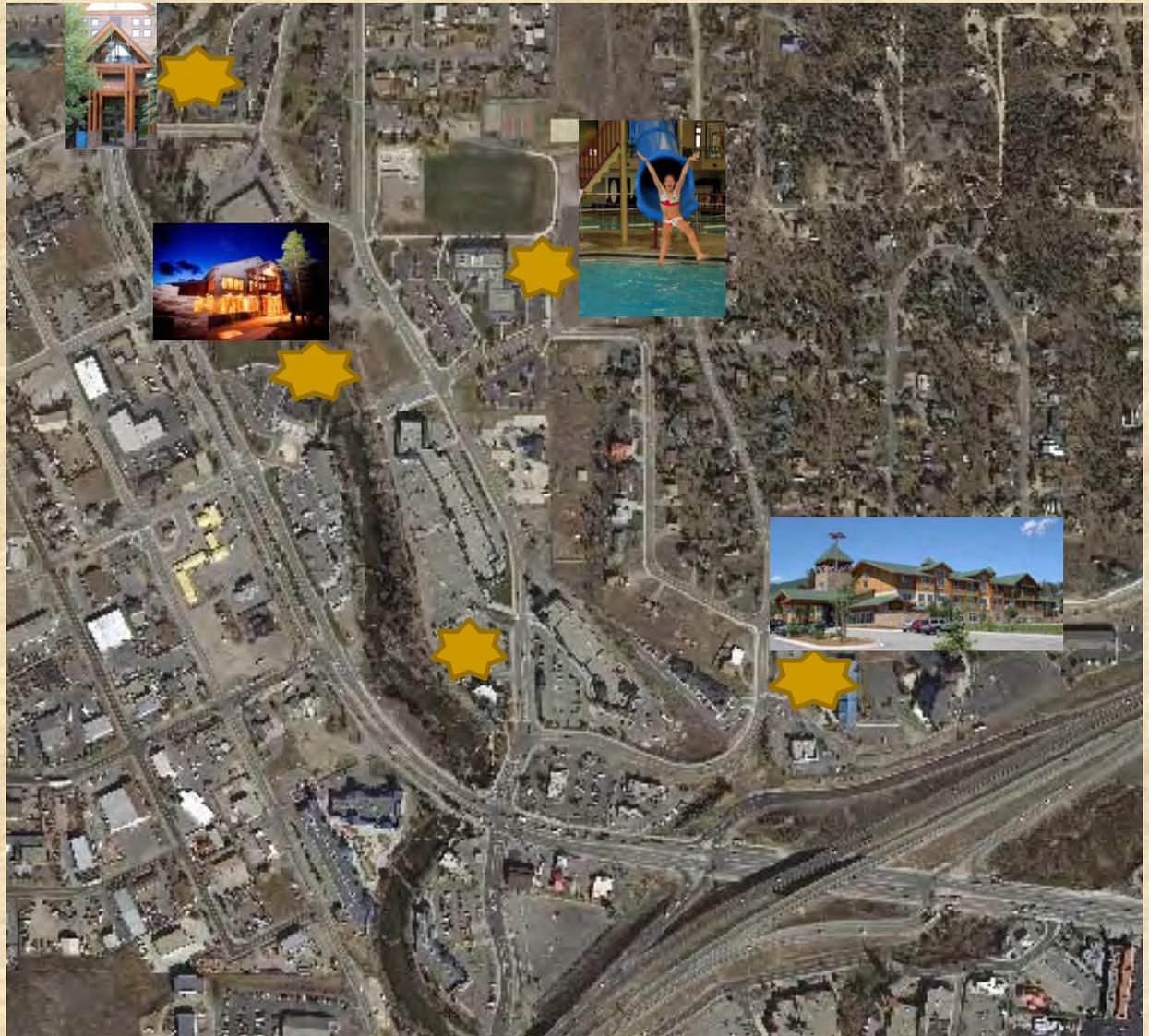
Logistics

LOCATIONS:

- Town Hall
- Pavilion
- Quality Inn

ASSISTANCE:

- Ryan Hyland
- Becky Hodgell



Town Core:

District Introduced in 2008.

Approximate size of District: 62.5 acres total area, and 43.0 acres of developable lot area.

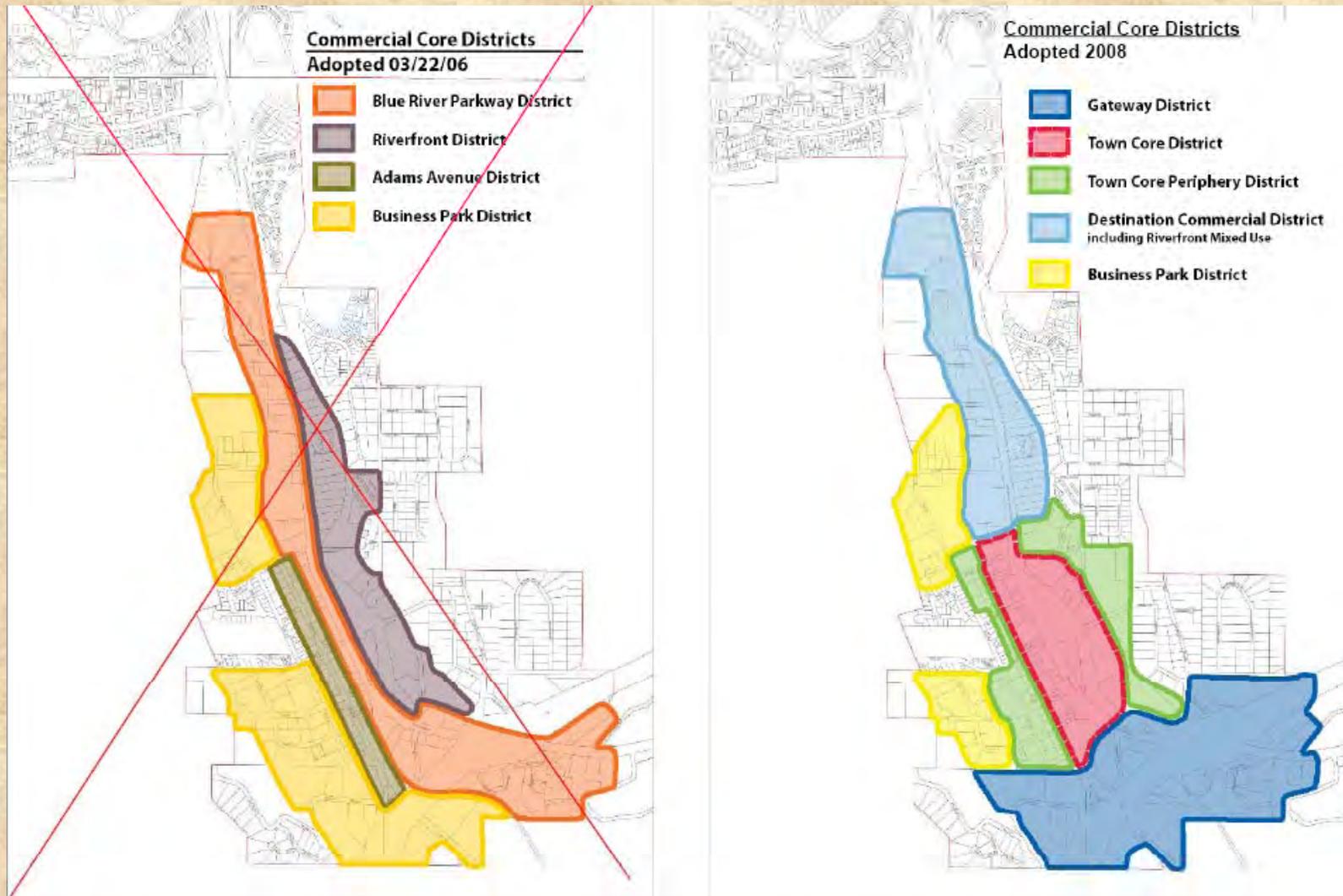
Existing building coverage: 291,600 square feet, or approximately 15% of total lot sizes.



Examples of Current Uses:

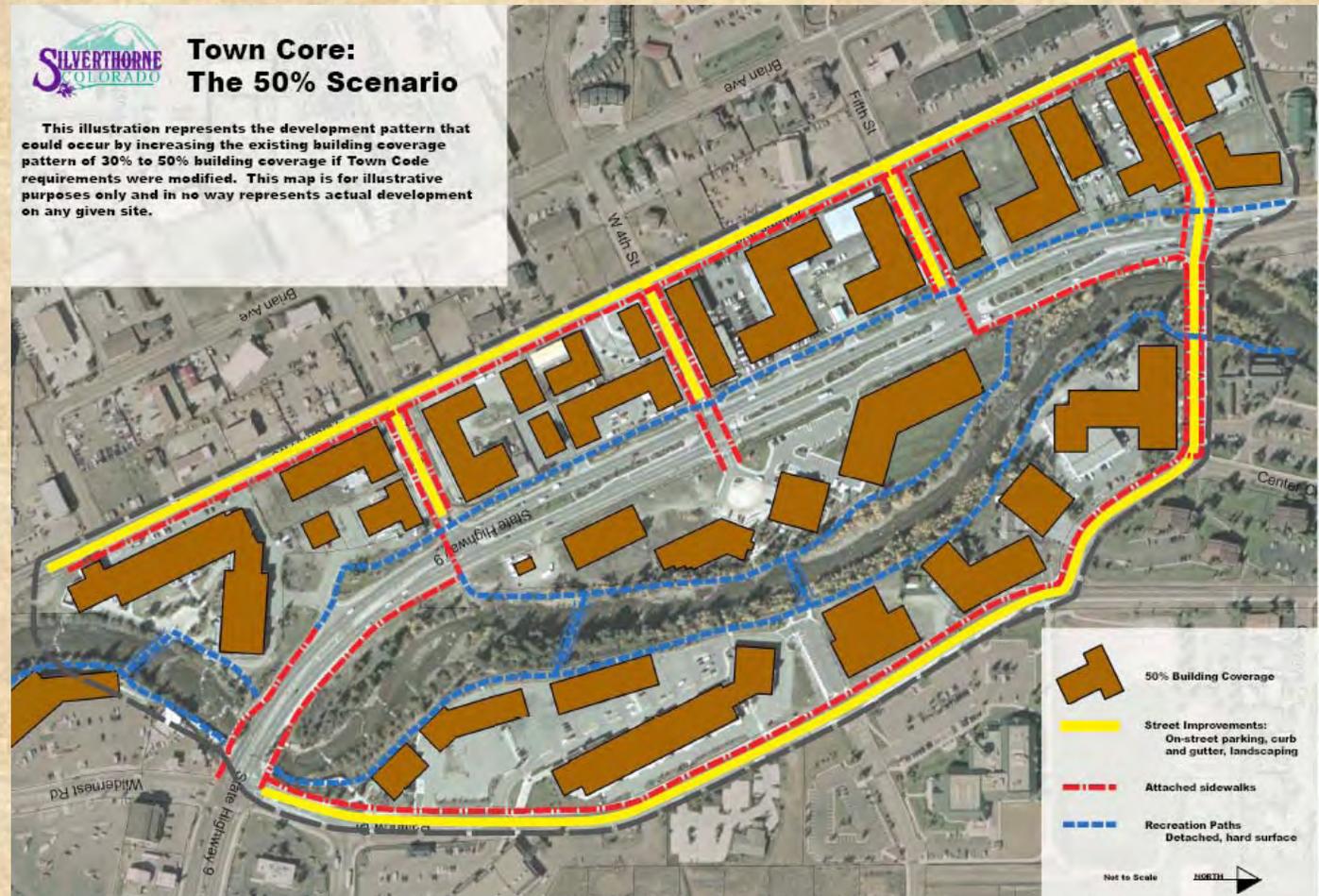


2008 – New District Format Adopted



2008 – New Town Codes Adopted

New Codes allow 50% lot coverage, but developers have yet to take advantage.



What type of vibrant commercial core can be successful in Silverthorne?

- We are anxious to hear your professional perspectives on this question!
- Many “visions” have been proposed for this area.
- We need to review our opportunities, and also inject a dose of reality into the discussion.
- What is truly possible in Silverthorne?

Timeline

- 1992 – Town acquires Buffalo Subdivision
- 1992 – Pedestrian Underpass Constructed
- 1994 – Recreation Center Completed
- 1997 – Urban Renewal Authority Created
- 1998 – Salter Town Center Plan (140,000 sq ft.)
- 2001 – Pavilion Constructed (13,000 sq. ft.)
- 2001 – Pedestrian Bridge installed

Timeline continued

- 2001 – Comprehensive Plan – major update
- 2001 – Parks, Trails, and Open Space Plan
- 2003 – Nore Winter Town Center Phase II Design concept
- 2003 – Economic Development Advisory Committee (EDAC) created
- 2003 – Target opens
- 2003 – Outlets begin redevelopment

Timeline continued

- 2004 – ccintellect Market Study – “lighthouse”
- 2004 – EDAC Market Study
- 2005 – Town Center Phase II Development (14,000 sq. ft. commercial, 9,000 sq. ft. residential)
- 2005 – Design Standards created
- 2007 – Town Center Phase II bridge installation

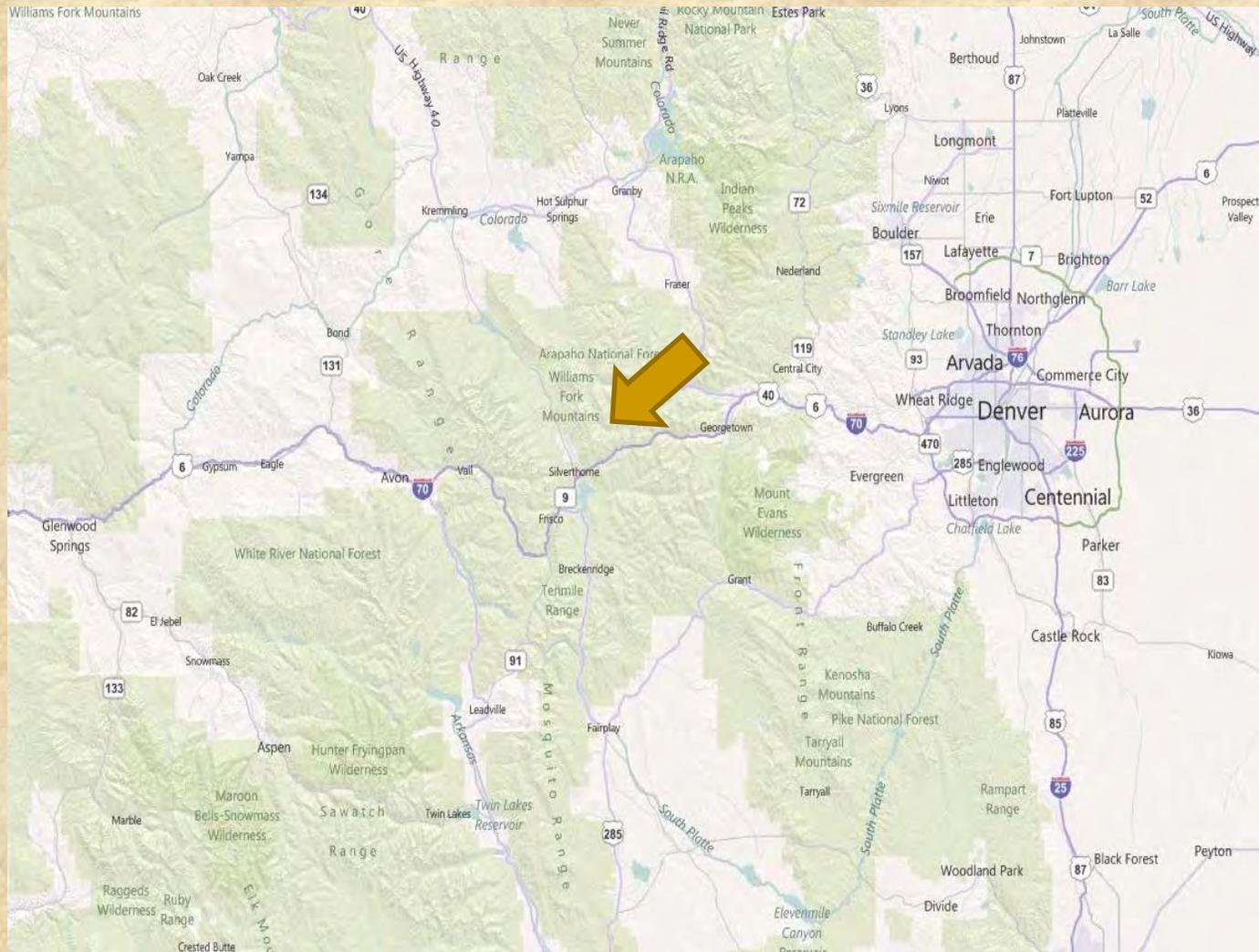
Timeline continued

- 2008 – Public/Private sector density analysis
- 2008 – Comprehensive Plan revision – Pedestrian focus on the Blue River
- 2008 – District Design Standards
- 2008 – Code Changes – reduced parking, parking district, heights, snowstacking, landscaping
- 2009 – Town Council asked what additional improvements – Private Sector involvement

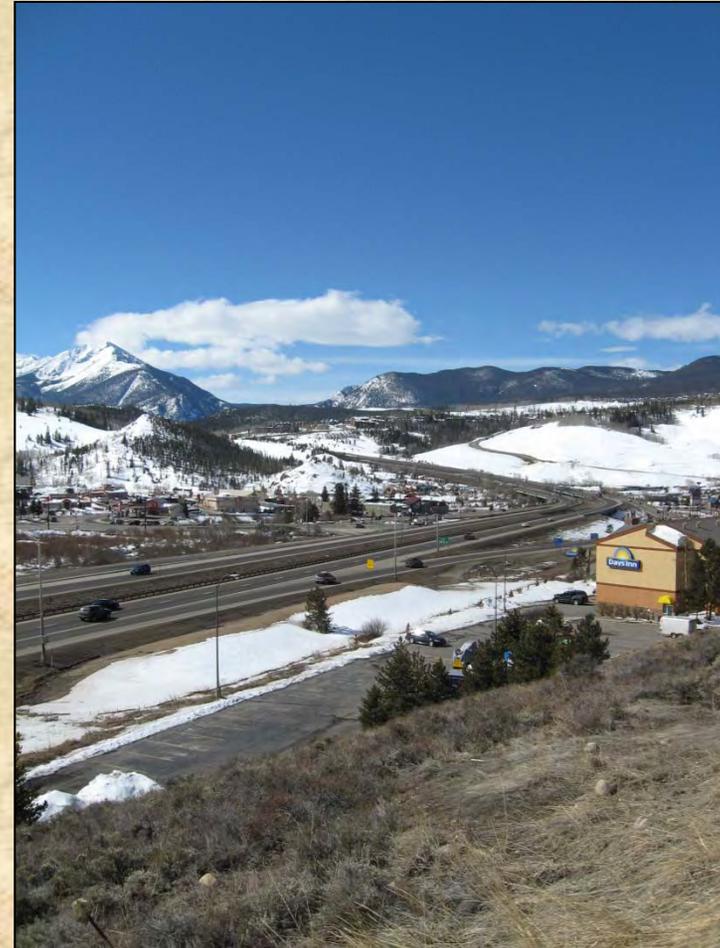
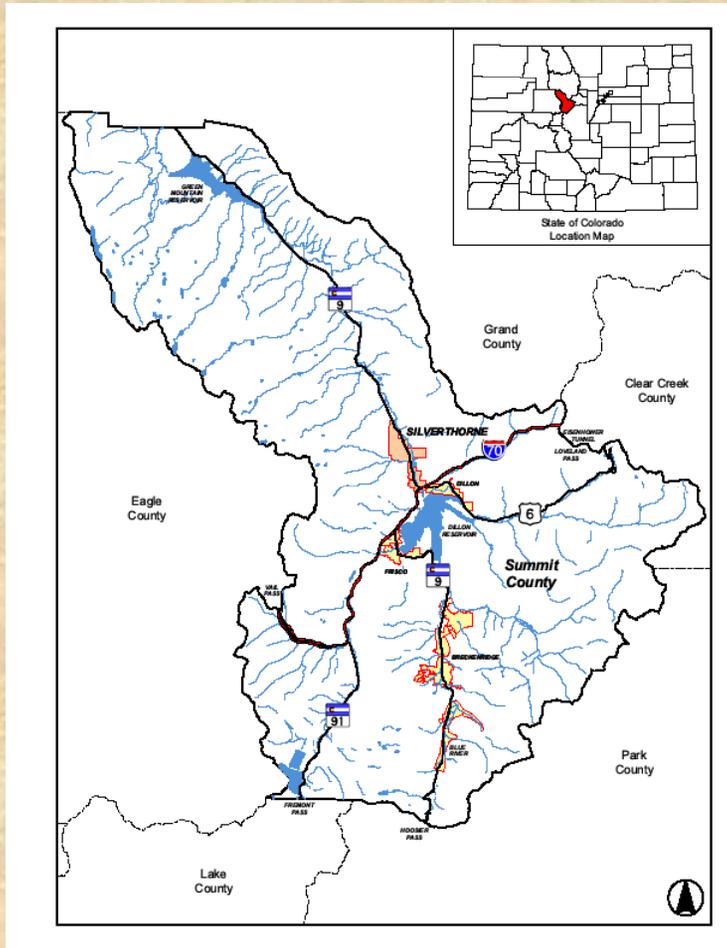
Land Use Perspective

- **Summit County – Silverthorne, Breckenridge, Frisco, Keystone, Copper**
- **I-70 – Exit 205 Interchange**
- **Silverthorne – Town boundaries, county subdivisions, regional service area**
- **Commercial Area**
- **Town Core**

Central Colorado Snapshot



County Orientation



Exit 205 Interchange



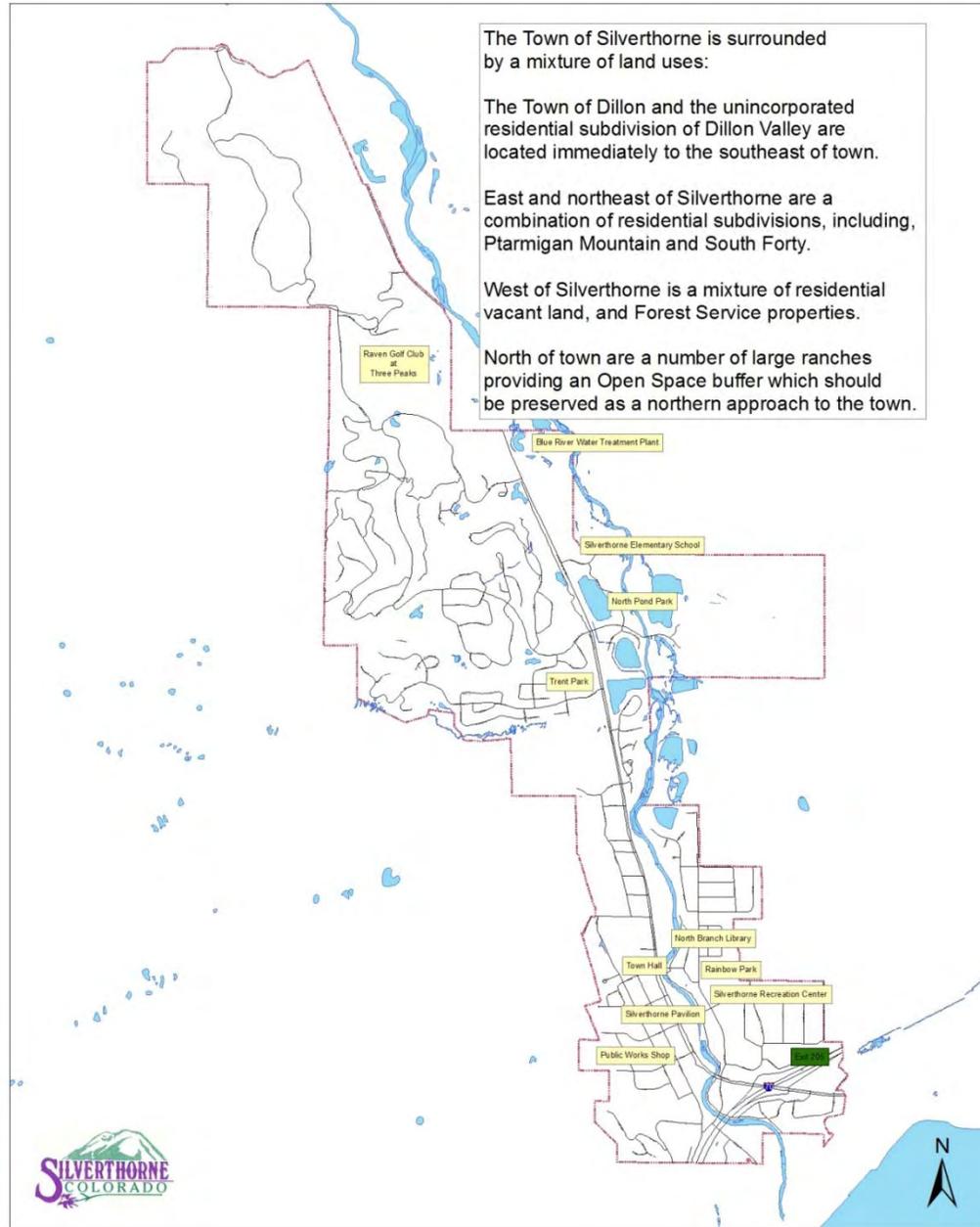
The Town of Silverthorne is surrounded by a mixture of land uses:

The Town of Dillon and the unincorporated residential subdivision of Dillon Valley are located immediately to the southeast of town.

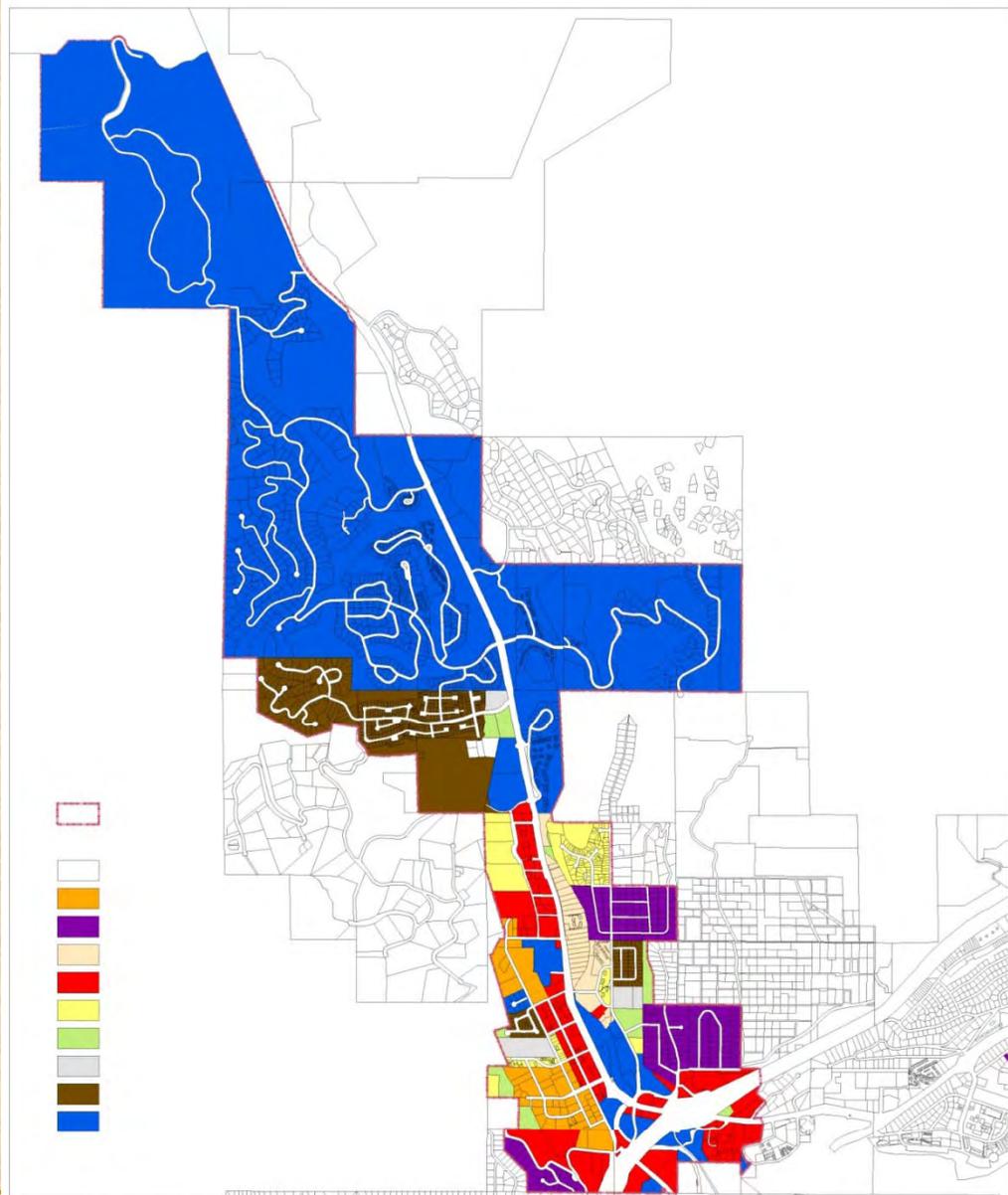
East and northeast of Silverthorne are a combination of residential subdivisions, including, Ptarmigan Mountain and South Forty.

West of Silverthorne is a mixture of residential vacant land, and Forest Service properties.

North of town are a number of large ranches providing an Open Space buffer which should be preserved as a northern approach to the town.









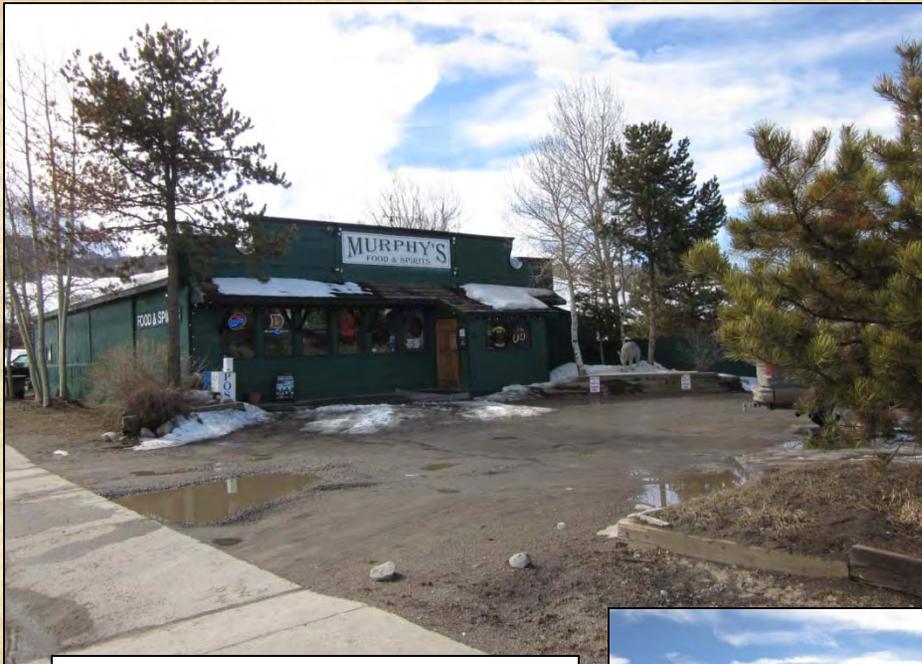
Land Use Perspective

- Gateway District – I-70 “river of revenue” – 13 million cars per year
- “Gateway to the Western Slope”
- Fast Food, Gas Stations, Restrooms
- Town Core focus – How to get people to travel a couple of blocks further into Town Core, How do you get people to “linger”

Gas Stations



Restaurants



Silverthorne Recreation Center



Blue River Trail





Paved path on both sides of the river with two bridges and one underpass in the Town Core district

Silverthorne's Newest Bridge

Dedicated in Memory of Tammy L. Jamieson



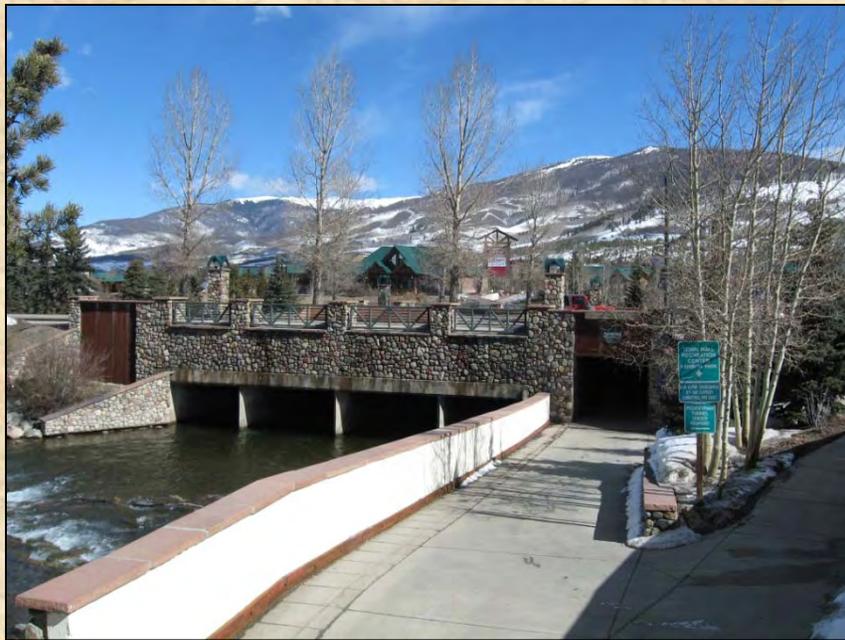
Tammy Lynn Jamieson Memorial Bridge
Tammy Jamieson worked for the State of Colorado Recreation and Culture Department for 14 years. The Blue River Trail was one of Tammy's personal passions, and her leadership in planning and implementation was invaluable for the many trail sections that hikers and bikers now enjoy in Silverthorne. Tammy had a knack for securing grant funding for many trail building projects in Silverthorne. She leaves a legacy of wonderful recreation, parks, trail and open space projects for our community.
Tammy Lynn Jamieson
July 20, 1968 - May 05, 2009
Dedicated October 23, 2009
Town of Silverthorne

Gold Medal Fly Fishing on the Blue River



Create a Vibrant Commercial Core

**Blue River Pedestrian
Underpass - 1996**



Recreation Center -



2001 - Pavilion



Pedestrian Bridge



2003 - Target



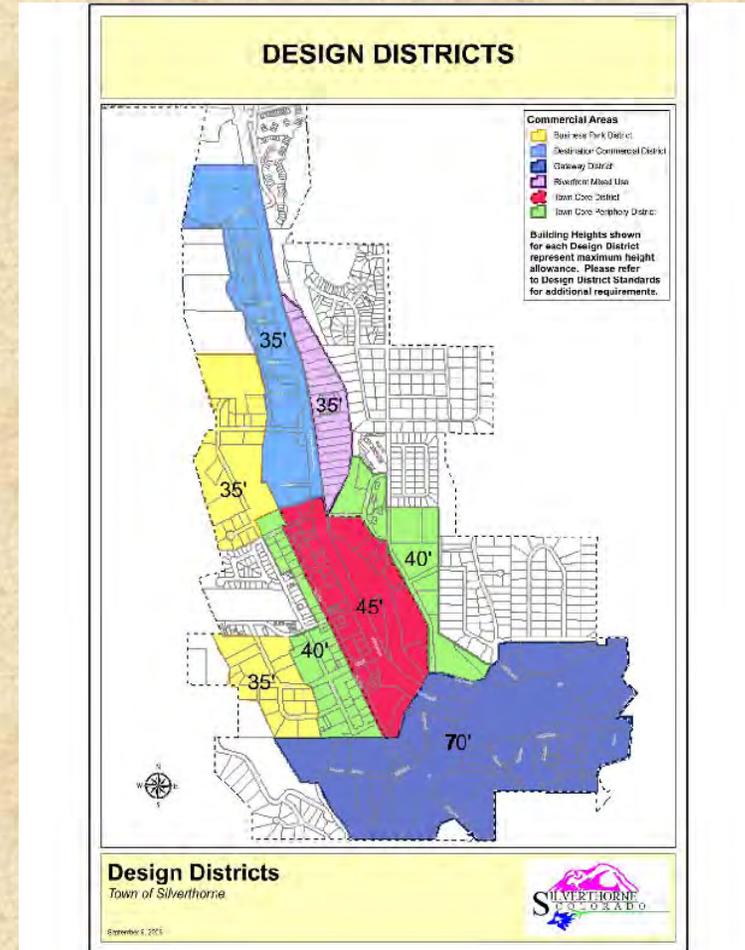
2007 – Town Center Bridge



■ Comprehensive Plan



■ District Design Standards



Gateway to the Western Slope



What Silverthorne is...

- **Classic Down-valley community**
- **Provide services to the resorts – UPS, FedEx, Waste Management, Tow Operators**
- **Service Commercial, Contractors Trades**

Services to Resorts









What Silverthorne is...

- **Regional Draw for commercial/retail – Outlet Stores, Target, Car Dealerships**
- **Sales tax dependent**
- **Live, Work, Play**
- **Highest Percentage of Full-time Residents**
- **Recreational Amenities – Recreation Center, Pavilion, Parks and Trails**

Regional Commercial Retail



Silverthorne is home to the only 3 car dealerships in Summit County.



Vista Automotive,
Summit Ford, and

← Hudson Chevrolet
(Town Core location)



- Town Council Approved Lowe's in September 2010
- Lowe's Ready to Build on Abandoned Car Dealer Site
- Lawsuit has Delayed Project
- Town Awaits Court's Decision



Cultural and Recreation Amenities



Silverthorne Town Center - Mixed Use Development



Town of Silverthorne Pavilion



Blue River Trail





Reality

- What Silverthorne is today...



Silverthorne Today - Adams Ave.













Silverthorne Today – Hwy 9













HWY 9 - Vacant and underutilized parcels









Silverthorne Today – Rainbow Drive









Reality

- Underdeveloped – 300,000 sq. ft. existing in Town Core, potential for 4.5 million sq. ft. under existing zoning
- Well positioned and ready for development and redevelopment

Thank you for your
expertise and interest!

