

Chapter 4: **Goals and Policies**

Introduction

If the Community Vision expressed in Chapter 3 is the “idea,” then the goals and policies presented in this chapter establish the blueprint. Defining goals is critical to success in realizing the Community Vision, as they establish overarching themes and state the desired outcomes for the community. Goals guide decision-making towards overall progress in a certain direction. Policies then are actions that can be taken to achieve a certain goal, many of which are measurable. If a goal is the end result, then the policies spell out how to get there.

Beyond the narrative description of these goals and policies, this Comprehensive Plan Update also provides visual representations of future land uses within Silverthorne, consistent with the Community Vision. The Design Districts that were introduced in 2006 and included in the 2014 Update are part of the Code by reference and provide guiding planning and design principles for specific areas of Town. This Update continues to emphasize the importance of these Districts as a tool for implementation of the Community Vision. Five different graphic components are provided which help reinforce the goals and policy statements.

The Community Blueprint is the Future Land Use Map for Silverthorne and illustrates the overall composition of land-use classes throughout the current Town boundary.

The Downtown Blueprint is a more detailed illustration of the land-use classes that could comprise a vibrant, well-connected, and cohesive downtown area.

The Core Concept Study Plan further depicts a possible Town Core development scenario that would be supported by the Comprehensive Plan’s Goals and Policies, and what would “fit” within the existing street network and land area.

The Gateway District Land Use Plan illustrates more detailed land uses within the Gateway District, including redevelopment opportunities and connectivity improvements.

Illustrative Renderings for various places and elements of a downtown area offer loose interpretations of what they might look like in the future. Elements that were envisioned during the 2014 Comprehensive Plan are included in this update to express the Community Vision as the Town Core and adjacent Districts continue to build out.

The following Goals and Policies, and supporting graphics, are organized by the following Plan Elements:

- Land Use
- Community Design
- Transportation
- Growth
- Economic Development

Land Use Element

Goal CE 1: Community Element

Preserve and promote a sense of community, Silverthorne's unique mountain character, and friendly small-town feel.

In recent years, Summit County has experienced a sharp decline in the number of residents living in the community full time. Yet residents love Silverthorne for its locals' feel. The town plays a unique role in the county as a historically worker-oriented community less dependent on tourism than its peers. This is manifest in local cultural events and investment in parks and recreation, as well as the presence of trades-oriented businesses and familiar faces at retail establishments. Silverthorne has always been a gateway to opportunity that allows residents to find what's important to them. The following policies seek to continue Silverthorne's legacy of small-town character, stability, and opportunity.

Policies:

CE 1.1

Prioritize the local community in decision-making pertaining to commercial and residential development, parks, open space, trails, workforce housing, events, and other amenities to increase the quality of life for permanent residents, thereby cultivating a community culture where residents thrive and visitors feel welcomed.

CE 1.2

Maintain a majority full-time, year-round resident occupancy to foster stability and promote an appropriate community makeup of resident home owners, second home owners, long-term renters, and short-term renters. Explore and implement policies, programs, and projects targeted at maintaining a majority of full-time, year-round residents.

CE 1.3

Development proposals should demonstrate how they will contribute to the provision of locals' housing and consider the impacts of the displacement of locals' housing.

CE 1.4

Monitor the quantity, quality, location, and impacts of short-term rental properties in order to proactively mitigate negative effects to the local community and neighborhoods.

CE 1.5

Continue to foster a diversity of job opportunities in Silverthorne, such as trades, retail, business incubators, and infrastructure for remote working that allow residents to enjoy a high quality of life in Silverthorne.

CE 1.6

Continue to foster access to recreational amenities that create a balanced live-work-play environment for locals at all stages of life and cultural backgrounds in Silverthorne, consistent with the POST Plan.

CE 1.7

Prioritize programs and developments that provide housing, community spaces, and services (such as childcare, grocery retail, and education) that full-time residents can access and afford.

CE 1.8

As the Town grows, provide community amenities that enable walkability and social connectivity throughout all areas of town.

Goal LU 1: Land Use Pattern

Establish a pattern of land uses that promotes health, safety, and well-being for all members of the community; makes the most efficient use of land, community facilities, and services; promotes economic vibrancy; and protects and integrates natural resources.

Policies:

LU 1.1

Promote compatibility of land uses throughout Silverthorne's built environment

LU 1.2

Encourage a pattern of development in which the highest density and intensity is found in the Town Core and Gateway commercial districts; radiating outward to Periphery, Business Park, and Destination Commercial districts; eventually to lower density residential development on the northern and eastern edges of Town.

LU 1.3

Encourage infill development and redevelopment prior to the establishment of new commercial areas in Silverthorne.

LU 1.4

Integrate and establish public lands including parks, open space, and trails throughout Silverthorne to provide access to the outdoors for all residents, as well as to provide buffers and green space for environmental protection and hazard mitigation.

LU 1.5

Ensure that all development integrates multimodal transportation options and provides for safe connections between destinations (e.g., neighborhoods and commercial centers) for all users.

LU 1.6

Ensure that new development and annexations share appropriately in the costs of connecting all utility, park, drainage, pedestrian, and road systems.

LU 1.7

Use incentives to encourage infill and redevelopment within Town limits that particularly demonstrates its ability to create economic vibrancy, reinforce Silverthorne's identity, and promote sustainability.

LU 1.8

Apply sound land-use-planning principles when considering rezonings and density increases in order to manage growth, ensure compatibility with surrounding developments, contain the urban form, protect environmental resources, and account for fiscal impacts.

Goal LU 2: Commercial Centers

Establish a hierarchy of commercial activity in Silverthorne, focused on the Town Core and Gateway Districts, which diversifies Silverthorne’s revenue streams, reinforces economic sustainability, and adds to the year-round experience for residents and visitors.

Policies:

Gateway District

The Gateway District encompasses the intersection of Interstate 70, State Highway 9, and US Highway 6. It includes an eclectic mix of traveler-oriented uses, such as lodging, restaurants, shopping and services, designed to promote an appealing identity and inviting entry-point for Silverthorne. While commercial development is the primary focus for this District, long-term rental workforce housing may be considered an appropriate land use, integrating multi-family development with access to shopping, services, transportation, and the Blue River.

LU 2 G.1

Encourage traveler and visitor-oriented land uses, including, but not limited to, guest service facilities, restaurants, lodging, transportation facilities and convenience retail.

LU 2 G.2

Enhance the image of Silverthorne’s “front door” through iconic building design, appealing architecture, appropriate signage, inviting landscaping, and improvements along the Blue River, Straight Creek, and Salt Lick Gulch.

LU 2 G.3

Consider increased building heights and densities for appropriate uses and locations within the Gateway District that establish a critical mass of amenities and services and that draw people off the Interstate into Silverthorne.

LU 2 G.4

Ensure private development enhances and complements civic gateway improvements through appropriate building placement, scale and massing, connectivity, and engaging landscaping.

LU 2 G.5

Consider the development of long-term residential workforce rental units within the Gateway District, cohesively designed with access to shopping, services, trails and transit, and the Blue River.

LU 2 G.6

Encourage access and circulation improvements for vehicles, pedestrians, and bicycles throughout the Gateway District, promoting a safe and well-connected neighborhood. ***See also Community Design and Transportation policies.***

LU 2 G.7

Encourage redevelopment of existing commercial centers that integrate a complementary mix of uses and support the vision for the Gateway District. It is a priority to create spaces with views and access to the Blue River.

Town Core District

The Town Core is centered around creating a “crossroads” at State Highway 9 and 4th Street, with the addition of the Performing Arts Center and an emphasis on the Blue River as the heart of the community. The Town Core encompasses a variety of compact, amenitized, mixed-use developments that create a walkable, urban-style setting typical of a traditional downtown. In addition, there are a number of thriving community destinations within walking distance to this location (the Civic Triangle—Town Hall and the Library, Recreation Center and Rainbow Park, the Pavilion, and the Performing Arts Center).

LU 2 TC.1

Prioritize development that promotes pedestrian activity and provides a critical mass of diversified land uses, including a variety of retail shops, offices, lodging, entertainment, restaurants and outdoor cafes, transportation hubs, housing, and other compatible uses that are harmonious with a walkable, urban-style, downtown experience.

LU 2 TC.2

Support building heights, form, and character conducive to a downtown environment. These architectural characteristics would generally include two- to four-story building heights, minimal or no building setbacks, enduring materials, and attractive building facades. ***See also Community Design policies.***

LU 2 TC.3

Create a safe and appealing pedestrian environment throughout the Town Core District by providing short blocks, sidewalks, street trees, street lighting, seating, curb and gutter, on-street parking, informative signage, and traffic calming measures to slow vehicular speeds on State Highway 9. ***See also Community Design and Transportation policies.***

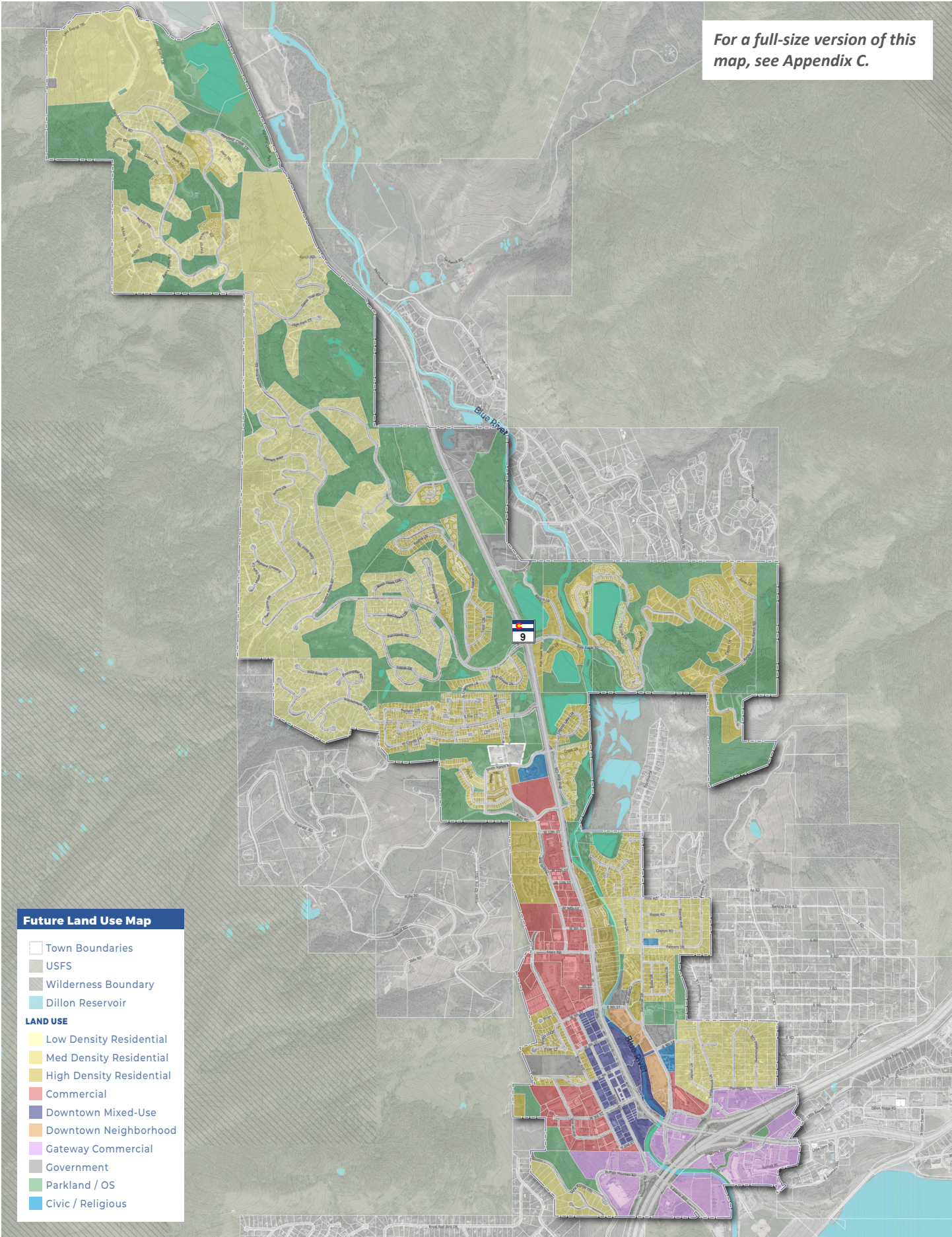
LU 2 TC.4

Promote outdoor places for people to gather, including green spaces, outdoor plazas, pedestrian streets, children’s play areas, art installations (in collaboration with the Art Selection Committee), and outdoor seating to infuse energy and activity throughout the Town Core. It is a priority to create spaces with views and access to the Blue River.

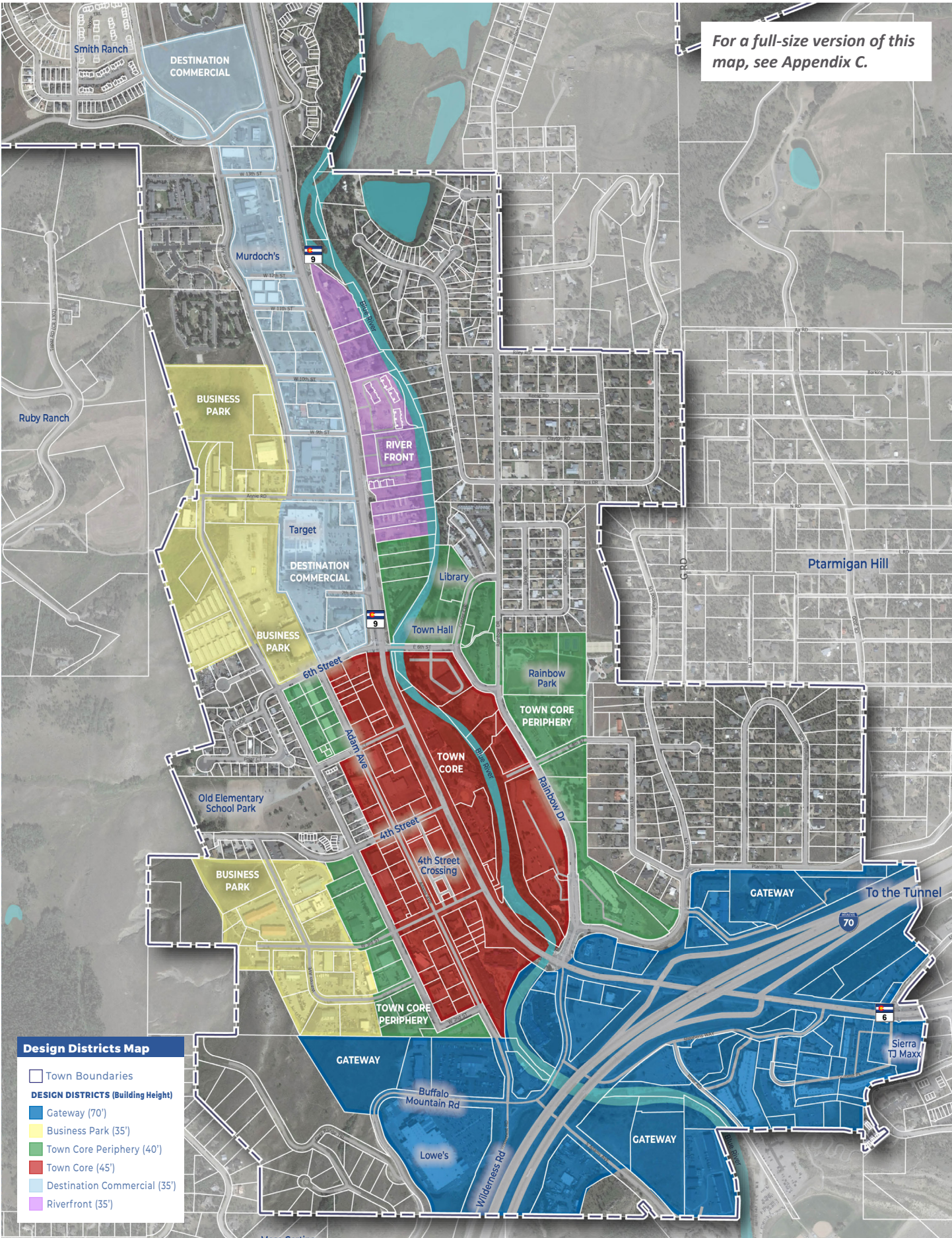
LU 2 TC.5

Position the aesthetic and function of State Highway 9 to encourage users to engage with the Town Core. Create a system

For a full-size version of this map, see Appendix C.



For a full-size version of this map, see Appendix C.



Design Districts Map

- Town Boundaries
- DESIGN DISTRICTS (Building Height)**
- Gateway (70')
- Business Park (35')
- Town Core Periphery (40')
- Town Core (45')
- Destination Commercial (35')
- Riverfront (35')

of linked streets through and around the Core that supports various forms of transit and mitigates impacts to traffic. **See also *Transportation policies.***

LU 2 TC.6

Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs (lots or garages) and on-street parking throughout. The development of alleys for service needs and access should be considered. Town parking codes and fees should be carefully reviewed to facilitate redevelopment in the Core.

LU 2 TC.7

Consider parking management strategies for designated public parking spaces in the Town Core District that are located on-street, in surface parking lots, and in structured parking.

LU 2 TC.8

Encourage high density residential and accommodations development along the Blue River, within the Town Core District, including but not limited to lodging, condominiums/apartments, and townhomes, which support a critical mass of people continually present within a walkable distance to restaurants, retail shops, offices, and entertainment areas.

LU 2 TC.9

Prohibit uses within the Town Core District that diminish the quality of a downtown experience, such as auto-oriented or large-scale retail stores that prefer a suburban development form.

LU 2 TC.10

Encourage the establishment of flexible outdoor spaces within the Town Core District, which may serve a variety of uses depending on the needs of downtown (e.g., festival/market/parking areas).

LU 2 TC.11

Emphasize overall pedestrian connectivity and experience throughout the Town Core, through the integration of sidewalks, connections, and pedestrian bridges with design elements such as seating, landscaping, art, and lighting. **See also *Community Design and Transportation Policies.***

LU 2 TC.12

Create informative and attractive wayfinding signage for the Town Core District.

Town Core Periphery District

The Town Core Periphery District encompasses land that is adjacent to the Town Core, supporting Silverthorne's downtown and creating a transition to surrounding residential or lower-intensity commercial areas of Silverthorne.

LU 2 TCP.1

Encourage land uses that support and complement Silverthorne's downtown, such as pedestrian-oriented retail, commercial services, civic, and professional office land uses.

LU 2 TCP.2

Promote a built form in the Town Core Periphery District that is lower intensity in height and density than the Town Core District, establishing a transition of land uses radiating from the Town Core and the Blue River.

LU 2 TCP.3

Preserve and enhance the "Civic Triangle" in Silverthorne, which includes Town Hall and the Silverthorne Library, the Recreation Center and Rainbow Park, and the Pavilion and Performing Arts Center, through connectivity and complementary uses.

LU 2 TCP.4

Emphasize the compatibility and cohesiveness of land uses within the Town Core Periphery, as the transition area between downtown (Town Core) and other land use classes that surround it.

LU 2 TCP.5

Ensure that development promotes a safe, continuous pedestrian network that minimizes conflict with automobiles, offers a convenient option for pedestrian movement within and between developments, and maintains access to the Blue River. Connect various destinations within and throughout the Town Core and the Town Core Periphery Districts through multimodal trails and transit.

Destination Commercial District

The Destination Commercial District reinforces Silverthorne's strong economic foundation of regional commercial businesses, such as grocery, home improvement, and general merchandise uses. As these businesses are largely auto-served destinations, the District encompasses areas of Silverthorne outside of the Town Core, transitioning towards residential neighborhoods.

LU 2 DC.1

Support regional and neighborhood retail uses that serve drive-to customers (e.g., casual dining, grocery, and larger general merchandise stores).

LU 2 DC.2

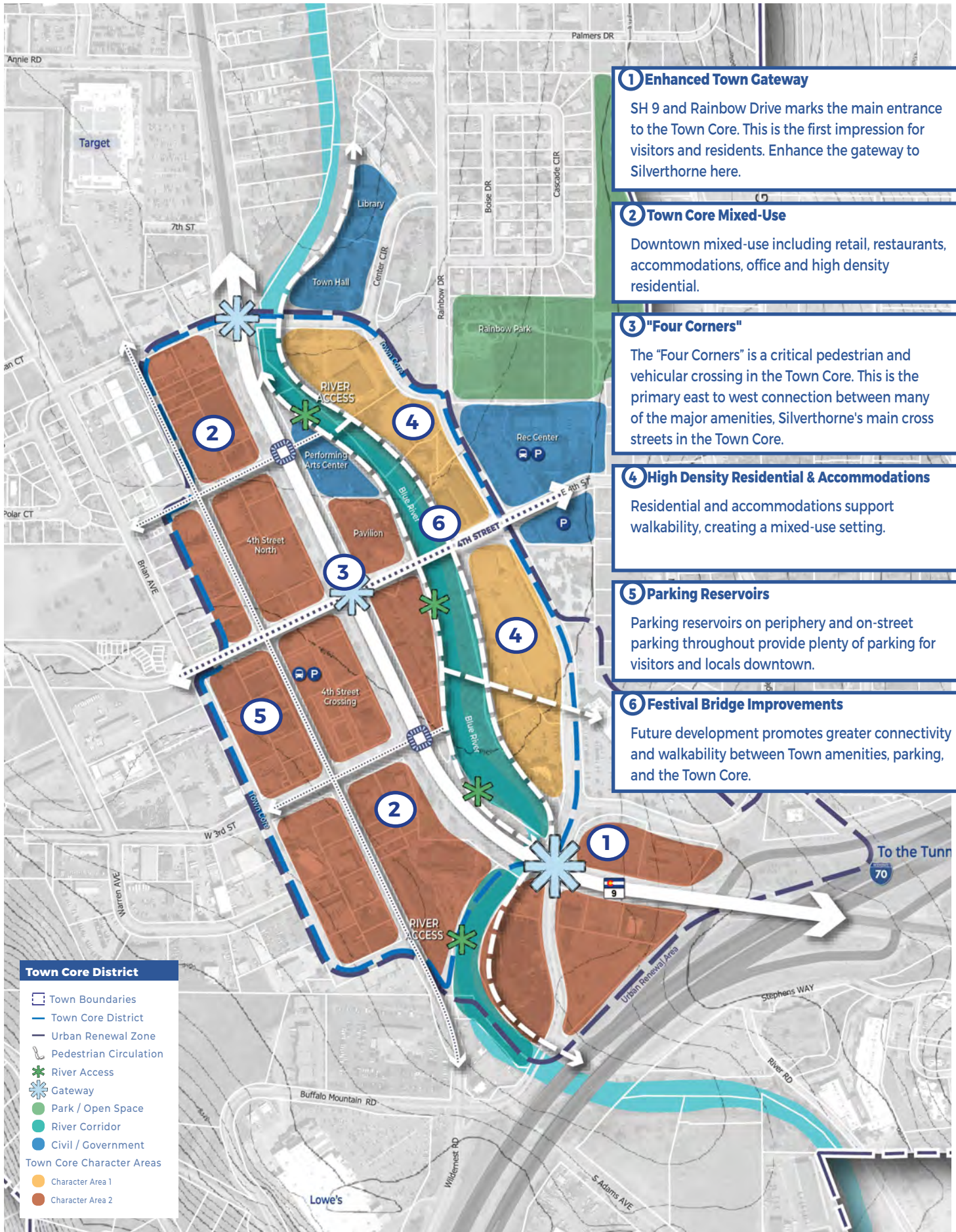
Encourage quality design and siting of buildings within the Destination Commercial District, so that they complement (not detract from) Silverthorne's mountain community character.

LU 2 DC.3

Maintain suitable space for service commercial and destination commercial development.

LU 2 DC.4

Support the inclusion of workforce housing rentals as a part of mixed-use development. Such development could include residential development above non-residential uses, or stand-alone residential proposed in conjunction with commercial development.



1 Enhanced Town Gateway
 SH 9 and Rainbow Drive marks the main entrance to the Town Core. This is the first impression for visitors and residents. Enhance the gateway to Silverthorne here.

2 Town Core Mixed-Use
 Downtown mixed-use including retail, restaurants, accommodations, office and high density residential.

3 "Four Corners"
 The "Four Corners" is a critical pedestrian and vehicular crossing in the Town Core. This is the primary east to west connection between many of the major amenities, Silverthorne's main cross streets in the Town Core.

4 High Density Residential & Accommodations
 Residential and accommodations support walkability, creating a mixed-use setting.

5 Parking Reservoirs
 Parking reservoirs on periphery and on-street parking throughout provide plenty of parking for visitors and locals downtown.

6 Festival Bridge Improvements
 Future development promotes greater connectivity and walkability between Town amenities, parking, and the Town Core.

- Town Core District**
- Town Boundaries
 - Town Core District
 - Urban Renewal Zone
 - Pedestrian Circulation
 - River Access
 - Gateway
 - Park / Open Space
 - River Corridor
 - Civil / Government
- Town Core Character Areas**
- Character Area 1
 - Character Area 2

Business Park District

The Business Park District encourages the cohesive and attractive redevelopment of light industrial and heavy commercial areas in Silverthorne, generally located west of the Town Core District, where such uses are presently occurring and interwoven with other commercial businesses.

LU 2 BP.1

Encourage the development of commercial uses intended to serve a regional clientele, including but not limited to contractor trades, wholesalers, light manufacturing, artisan shops, warehousing and distribution, and auto repair.

LU 2 BP.2

Ensure that new development and redevelopment is well-integrated with existing residential and commercial uses and that adverse visual, noise, odor, and/or traffic impacts are mitigated.

LU 2 BP.3

Encourage the Business Park District to continue to establish itself as an organized and compact business neighborhood with distinct buffers from dissimilar uses.

LU 2 BP.4

Encourage "cottage industry" and business incubators within the Business Park District.

LU 2. BP 5

Protect suitable space for regional commercial and light manufacturing enterprises that might typically locate in the Business Park District.

LU 2. BP 6

Discourage market rate residential development in the Business Park District. When appropriate, support housing that is restricted to the workforce. To that effect, workforce housing may be appropriate when it is proposed as accessory to commercial and industrial land uses and activities (e.g., accessory apartments, live-work style units) and where potential conflicts and health hazards can be mitigated.

Goal LU 3: Neighborhoods

Encourage complete neighborhoods that place high-quality amenities and services like schools and grocery retail in close proximity to housing and ensure livability for current and future residents.

Policies:

LU 3.1

Focus highest-density residential development within and radiating outward from Silverthorne's Town Core, transitioning to medium- and lower-density neighborhoods to the north and east, eventually promoting a buffer of the lowest-density, largest-lot residential areas abutting the private agricultural and public lands that surround the town.

LU 3.2

Connect Silverthorne's neighborhoods and commercial districts through multi-modal transportation options, consistent with the Parks, Open Space and Trails Master Plan and the Transportation Master Plan.

LU 3.3

Participate in County and local jurisdictional efforts to locate and develop adequate facilities for seniors, including appropriately designed buildings, active adult housing, assisted living facilities, and elderly care facilities and programs.

LU 3.4

Avoid heavy through traffic, conflicting land uses, and other encroachments in low-density residential neighborhoods.

Riverfront District

The Riverfront District provides a transition from the commercial areas to the south and the residential areas to the north. The Riverfront District is envisioned as a high-density residential district with distinct character and strong relationship to the Blue River.

LU 3. RF 1

Encourage high-density residential development in the Riverfront District that is complementary to its river-oriented location, is well-connected to adjacent commercial and civic uses, maintains public access to the riverfront, and adds a unique dimension to housing options in Silverthorne.

LU 3. RF 2

Ensure that development along the Blue River is appropriately scaled in height and mass to frame and preserve views of the river and to the surrounding mountain vistas.

Goal LU 4: Housing

Provide a diverse portfolio of high-quality housing options in Silverthorne to meet the evolving needs of the community, enable permanent residency, meet the housing needs of the local workforce, and make efficient use of available land and resources.

Policies:

LU 4.1

Ensure the provision of a range of housing types that meet the needs of a variety of income levels and stages of life.

LU 4.2

Increase the availability of local resident housing by supporting opportunities, programs, and proposals that plan for and provide attainable workforce housing.

LU 4.3

Foster diversity and flexibility in housing types and sizes.

LU 4.4

Facilitate the development of single apartments or accessory dwelling units for long-term rental within established residential neighborhoods where infrastructure capacity allows.

LU 4.5

Regularly update the Town's Strategic Housing Plan, maintain an inventory of existing workforce housing, and define stressors that affect the availability of workforce housing.

LU 4.6

Explore home ownership opportunities and programs that target a variety of income levels and that serve to provide affordable housing for local residents.

LU 4.7

Maintain the existing inventory of long-term rental properties that currently provide affordable housing to local residents.

LU 4.8

Consider defining appropriate short-term rental locations and volumes within the Town.

LU 4.9

Explore partnership opportunities for the creation of workforce housing with Summit County government, local municipalities and government entities, the Summit Combined Housing Authority, and the State of Colorado.

LU 4.10

Promote enduring design, quality materials, and durable building techniques across all housing types, to preserve Silverthorne's community character and quality of life for all residents.

LU 4.11

Stay informed on federal, state, and local funding programs and strategies that are or become available to support the development of workforce housing.

LU 4.13

Evaluate the Town Code and governing documents to remove regulatory barriers to the development of workforce housing.

Goal LU 5: Parks, Open Spaces, and Trails

Recognize that recreation, parks, open space and trails are the underpinning for Silverthorne's quality of life by encouraging connections to such resources in all future development.

Policies:

LU 5.1

Ensure that all future development projects meet the standards and guidelines for the establishment of new parks and open space set forth in the Silverthorne Parks, Open Space and Trails Master Plan, to adequately serve the needs of the community and promote a healthy, recreation-based lifestyle.

LU 5.2

Promote connectivity throughout Silverthorne, for the purposes of mobility, commuting, and recreation, through a variety of pedestrian and multi-purpose trails and paths, consistent with the Silverthorne Parks, Open Space and Trails Master Plan.

LU 5.3

Celebrate the Blue River as a community asset through enhanced recreational access, integration of river views, and context-sensitive design, where appropriate and environmentally feasible.

LU 5.4

Encourage the dedication of privately-owned river property to the Town for public access.

LU 5.5

Explore additional safe pedestrian and bicycle crossings of Highway 9 in locations along the corridor to promote a well-connected multi-modal system.

LU 5.6

Collaborate with regional partners (e.g., Town of Dillon, Summit County, US Forest Service) to enhance regional trail connections and open space access.

Goal LU 6: Natural Resources

Encourage future development that incorporates sustainable planning and building practices, integrates natural features and views, and enhances environmental resources where possible.

Policies:

Sites and Vegetation

LU 6.1

Discourage development within, or adjacent to, areas identified as potentially hazardous areas. Developments proposed for any areas considered to pose a hazard shall submit engineering investigations of the site and mitigate potential negative impacts.

LU 6.2

Prohibit the disturbance of slopes greater than 30% during development. Discourage development on slopes in excess of 15%. For development on slopes, require engineering investigations during project review and maintain the maximum vegetative cover possible to protect soils, prevent land slippage, and retain wildlife habitat and open space resources.

LU 6.3

Encourage the paving of existing gravel roadways, driveways, and parking lots to decrease pollution from erosion and dust.

LU 6.4

Encourage new developments to leave existing vegetation intact, to the greatest extent possible, to preserve water quality,

prevent erosion, and protect the visual appeal of mature natural settings.

LU 6.5

Avoid the spread of noxious weeds by supporting Town and County-wide weed elimination programs, and by actively enforcing Code provisions on noxious weed control.

LU 6.6

Preserve and protect areas of significance to the community. These include, but are not limited to, wetlands, steep slopes, 100-year floodplain, significant landforms, significant vegetation, and view corridors.

Water Quality, Wildlife Habitat, and the Blue River

LU 6.7

Preserve and restore riparian corridors and in-channel vegetation to the maximum extent possible to protect water quality and wildlife habitat within Silverthorne.

LU 6.8

Maintain the designation of the Blue River as a Gold Medal fishing stream, or similar level of quality, for the benefit of Silverthorne's ecosystems and as a recreational resource.

LU 6.9

Require new and existing developments to provide adequate measures to control, manage, and minimize adverse effects on the water resources and water quality of the region. These include items such as water related treatment and management basins and/or plans for stormwater and water quality management.

LU 6.10

Work with the appropriate state and federal agencies to preserve and improve fish and wildlife habitat and to ensure that new developments minimize any adverse impacts on wildlife habitat breeding areas, and migration routes in and adjacent to Silverthorne.

LU 6.11

Ensure that development adjacent to the Blue River is accomplished in a manner that enhances the river corridor, protects water quality, and maintains pedestrian access and use.

Noise and Light Pollution

LU 6.12

Strive to minimize the impacts of noise and lighting of mixed use and commercial development to the surrounding area through project design criteria and mitigation measures. **See also Community Design Policies.**

Sustainable Design

LU 6.13

Encourage energy efficiency, sustainable building design, and low-impact construction practices to reduce the effects of

new development on natural resources, where appropriate and feasible.

LU 6.14

Enact sustainability programs and strategies that have been identified in the Summit Community Climate Action Plan.

LU 6.15

Pursue opportunities to enhance technological infrastructure (e.g. EV Charging, solar arrays, fiber internet).

Scenic Preservation

LU 6.16

Maintain the visual integrity of Silverthorne's landscape by identifying distinctive scenic or topographic features, such as ridgelines or unique vegetation, and either avoiding them or using innovative design techniques to integrate them cohesively into new development.

Wildfire Prevention and Mitigation

LU 6.17

Work cooperatively with appropriate agencies on wildfire prevention and mitigation policies and programs, and explore efforts aimed at reducing wildfire risk within the Town boundaries. Be aware of areas that border Silverthorne's boundaries that have a high risk of wildfire, and implement mitigation efforts to address those areas.

Air Quality

LU 6.18

Maintain air quality standards for non-point source air pollution, including solid fuel burning devices, to minimize negative impacts to air quality.

Community Design Element

Goal CD 1: Community Character

Promote quality design and architectural character throughout Silverthorne, to enhance its mountain town character and identity. (Note: in the case of conflicts, policies specific to Design Districts supersede those in this section.)

Policies:

CD 1.1

Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials and colors. Articulate front facades to reduce the impersonal appearance of large buildings and provide visual interest.

CD 1.2

Encourage the use of natural and long-lasting materials and colors that are enduring and complementary to Silverthorne's natural setting and existing development.

CD 1.3

Building mass, form, length, and proportions shall be designed to provide variety of visual interest, maintaining a human scale that is appropriate to surroundings.

CD 1.4

Avoid large single structures with long continuous wall planes. The mass or proportions of a structure shall be reduced by stepping building heights, undulating wall planes, diversifying facade materials palettes, varying eave lines and by providing offsets in building elevations.

CD 1.5

Encourage public facilities to have architectural elements in common, so that they are easily identifiable by the public, including the use of natural materials such as timber and stone; post and beam design elements; consistency of roof materials and pitches; and similar building heights and massing.

CD 1.6

Encourage roof forms that utilize contemporary mountain architectural elements such as gables, dormers, and shed configurations, contribute to the overall image of quality and permanence, and screen rooftop equipment.

CD 1.7

Encourage the consolidation or uncoupling of site elements such as parking, snow stacking, trash enclosures, and detention ponds when feasible, and consider a cooperative approach to the location of these elements on adjoining properties.

CD 1.8

Ensure that lighting is provided at levels that are sufficient for safety, but that protect Silverthorne's night skies and mountain setting, and do not create unnecessary impacts on neighboring

properties, especially where commercial includes or borders residential development.

CD 1.9

Communicate Silverthorne's identity through cohesive, recognizable, and informative signage, lighting, and wayfinding features.

CD 1.10

Ensure that signage on all land use classes is cohesive, promotes the community character of Silverthorne, and does not obstruct scenic views. Signage should be effective in its purpose of identifying a business, establishment, park, neighborhood or other unique place, but should also be appropriate to its surrounding context.

CD 1.11

In addition to these guiding policies, development within the Town's commercial districts (Gateway District, Town Core District, Town Core Periphery District, Destination Commercial District and Business Park District) and residential district (Riverfront District) shall conform to the specific set of District Design Standards for each.

CD 1.12

Maintain view corridors to mountain vistas and the Blue River from public areas, such as parks, Town Hall, the Pavilion, the Recreation Center, and riverfront establishments.

CD 1.13

Ensure that new development takes views into consideration in site plan and architectural design, with projects designed to enhance and frame views of prominent mountain vistas or other significant natural features such as the Blue River, where possible.

Goal CD 2: Gateways

Enhance the community gateways at the east and west Interstate 70 off-ramps and the north and south Town entrances along State Highway 9 and US Highway 6 to create a sense of arrival and promote Silverthorne's identity as a close-knit mountain community.

Policies:

CD 2.1

Gateways should typically include prominent landscaping, iconic design elements, informative signage, and (where appropriate) safe pedestrian linkages and improvements that highlight the beauty of outstanding natural elements such as the Blue River.

CD 2.2

Use lighting, public art, distinctive landscaping, signage, and architectural elements to delineate Silverthorne's gateways and reinforce the Town's identity.

CD 2.3

Promote a series of gateways that vary in scale and form, are cohesive in design, and relate to their locations and context. The gateway design for State Highway 9 on the north side of Town should be far more subdued, albeit recognizable and appealing, than the gateway design at the south side, adjacent to Interstate 70, where a large and prominent feature is suitable.

Gateway District - Character Areas

Purpose:

The purpose of the Gateway District Character Areas is to develop a unique character for different areas within the Gateway District. Community input on preferred styles of development and amenity priorities provided direction for these development patterns.

Assumptions:

All character areas within the Gateway District should promote the concept that the Gateway District is Silverthorne's "front door."

Character Area 1

Promote design decisions that position this character area to transition in scale and mass down to adjacent residential scale neighborhoods. Promote amenities that provide pedestrian connections and gathering areas.

Character Area 2

Iconic design, building height, and mass relevant to the I-70 interchange, and pedestrian scale development and amenities that focus on the Blue River.

Character Area 3

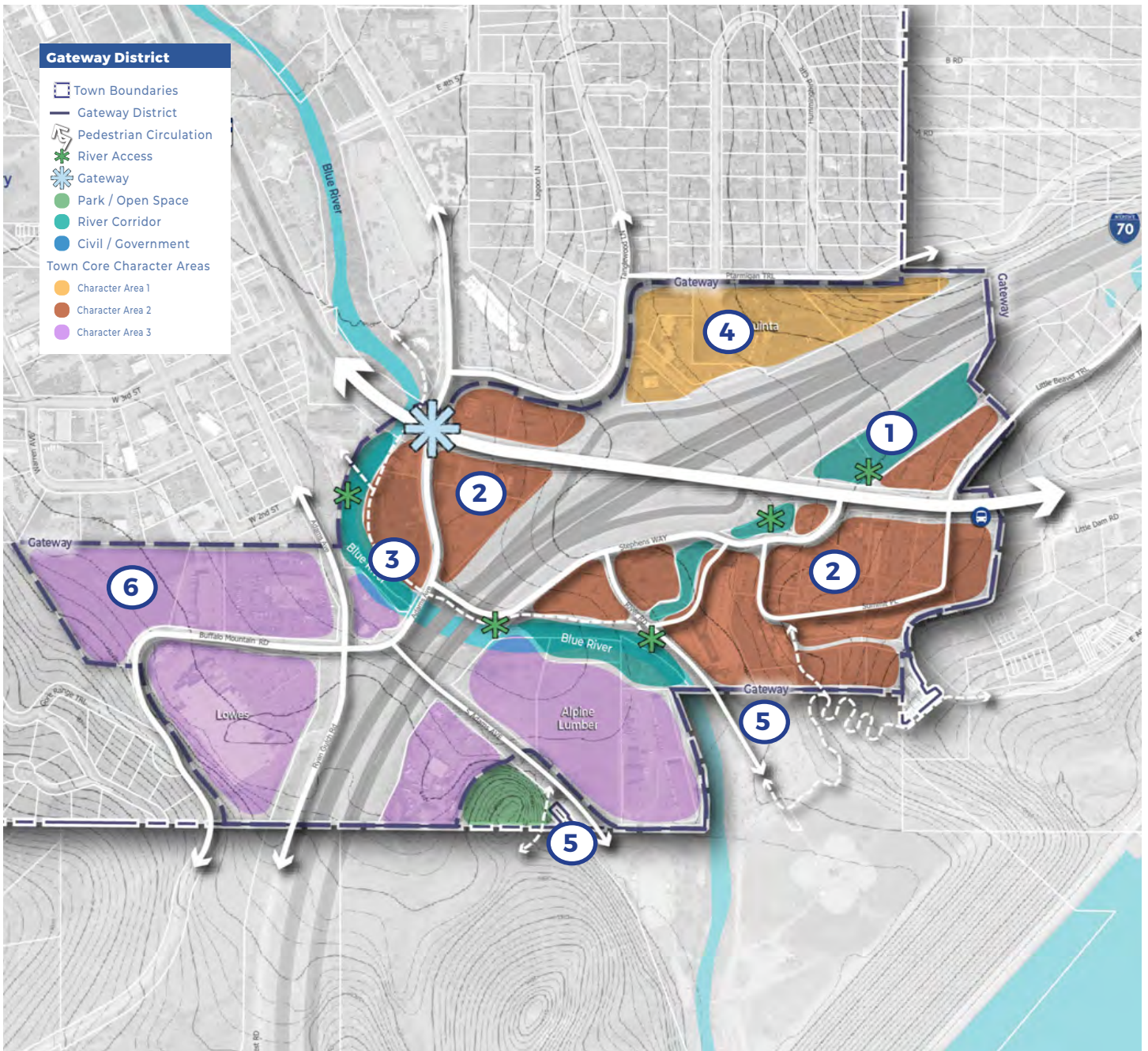
Travel-oriented design to translate from vehicular scale to pedestrian scale, enhance wayfinding, and promote a sense of place through public art. Enhance the riverfront with development.

Illustrative Vision Renderings – Gateway District Concept Study

Purpose:

The illustrations that follow offer a vision for the Gateway District that aligns with public input in defining a mixed-use, attractive 'front door' to the community at I-70 and SH 9. These drawings are intended to inspire future development projects that incorporate the community's desire for connection to the Blue River while balancing the town's need for locals' housing alongside offerings that invite visitors to explore the community further.

The illustrative renderings are not intended to depict actual development projects but rather to inspire a vision for future development within the Gateway District.



1 Natural Assets
Take advantage of our natural assets through restoration and improved landscape along Straight Creek

2 Mixed-use
High intensity mixed-use with hotels and accommodations build upon the river as a primary asset.

3 Blue River Access
The Blue River is an asset to the Town and redevelopment should enhance river access and visibility.

4 Accommodation
Adaptive reuse of accommodations provide complementary mixed-use opportunities adjacent to the Ptarmigan neighborhood.

5 Gateway Connections
Development should create connections to existing multi-modal transportation amenities.

6 West Gateway
Medium density mixed-use transitions into adjacent neighborhoods.

Blue River: Sensitive integration of the river corridor with future redevelopment



Blue River Commercial Edge: Vibrant riverfront with outdoor, pedestrian-scale amenities



I-70 Interchange: Attractive entrance to the community framed by iconic buildings



Neighborhood Green Transition: Community gathering areas and green spaces for residents



Goal CD 3: Town Core Design

Within the Town Core District, encourage the establishment of a vibrant, walkable downtown in Silverthorne through appropriate design measures, building orientation and form, streetscape improvements, and parking provisions.

Policies:

CD 3.1

Establish a compact, urban form within the Town Core District, radiating outward from State Highway 9 and 4th Street as its center. Design elements include:

- Zero to minimal setbacks between the sidewalk and storefronts for the creation of an enclosed street.
- Include buildings that are scaled to support the streets as civic space. Promote building design that is unique in character, addresses the street with a full ground-level first story, and provides upper levels that firmly confine the outdoor space.
- Encourage building facades that create a repetition of vertical form and that set up a pleasing rhythm as part of the streetscape, with a distinct bottom, middle and top, and architectural detail and ornamentation that relate to human scale.
- Emphasize on-street parking to the greatest extent feasible, and shared parking areas behind buildings, to support commercial redevelopment.
- Support designs that contribute to the public experience by providing attractive signs, awnings, arcades, seating areas and sidewalks.
- Utilize public streetscape elements such as sidewalks, street trees, public art, and street furnishings to enhance the pedestrian experience.

CD 3.2

Promote spaces for gathering and entertaining within Silverthorne's downtown, through landscape design, signage, ample outdoor seating and pedestrian linkages.

Town Core Concept Study

The 2014 Town Core Concept Study explored a development scenario that promoted the design characteristics of a vibrant, cohesive, and well-connected downtown area. Though it does not represent actual projects, it was used as a template for current and future developments.

Purpose:

The 2014 Town Core Concept Study explored a development scenario that promoted the design characteristics of a vibrant, cohesive, and well-connected downtown area. Though it did not represent actual projects, it was used as a template for current and future developments.

Assumptions:

To explore future development programs within the Town Core, which would support the principles of urban design and promote mountain community character, some key assumptions included:

North Block (between 4th and 5th):

- 12,500 - 25,000 square feet of retail/office ground level
- 150-190 on-site parking spaces shown, which would park one to two stories at 1.5 spaces/1000 square feet, depending on the specific use

South Block (between 4th and 3rd):

- 30,000 -40,000 square feet of retail/office each story
- 150+ on-site parking spaces shown, which would park two to three stories at 1.5 spaces/1000 square feet, depending on the specific use

High Density Residential (north side of 4th, east of Blue River):

- Three-story buildings of approximately 40,000 to 50,000 square feet each
- Potential under-building parking

High Density Residential (south side of 4th, east of Blue River):

- Three-story hotel/lodging complex with 75 to 90 units
- Potential under-building parking

Illustrative Vision Renderings – Town Core Concept Study

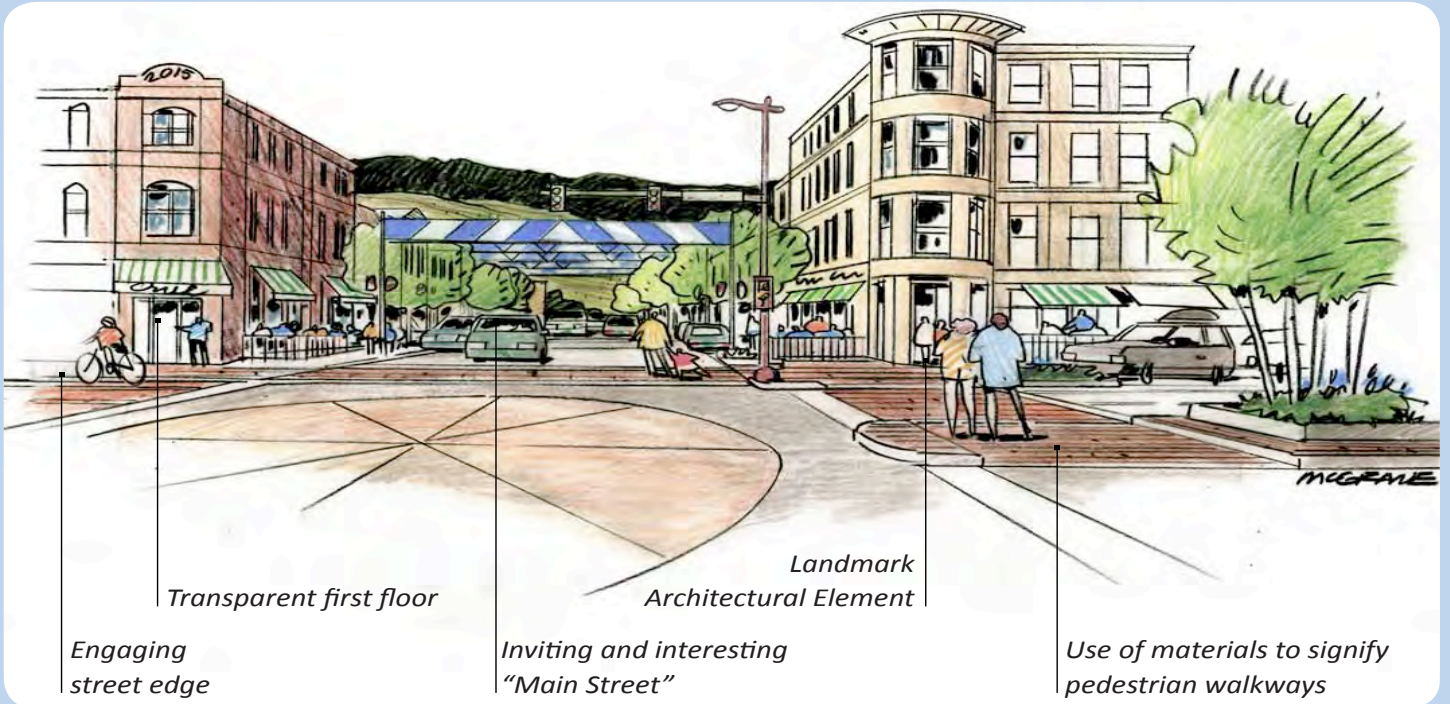
Purpose:

Public input indicated that the community was strongly interested in promoting Silverthorne's mountain community character. Thus, the purpose of the renderings created with the 2014 Plan Update was to illustrate the Community Vision in terms of how building height, mass and scale, configuration, and character would look at key opportunity areas. The renderings provided a visual context that was difficult to convey through policies and maps.

The drawings were largely based on community input concerning architectural details, materials, building heights, and form. While they included a great deal of creative freedom, they were drawn with accurate dimensions and realistic proportions from actual viewpoints in Silverthorne.

The illustrative renderings conveyed the spirit of the Community Vision for future development; they were not meant to depict actual development projects, though they were meant to inspire them.

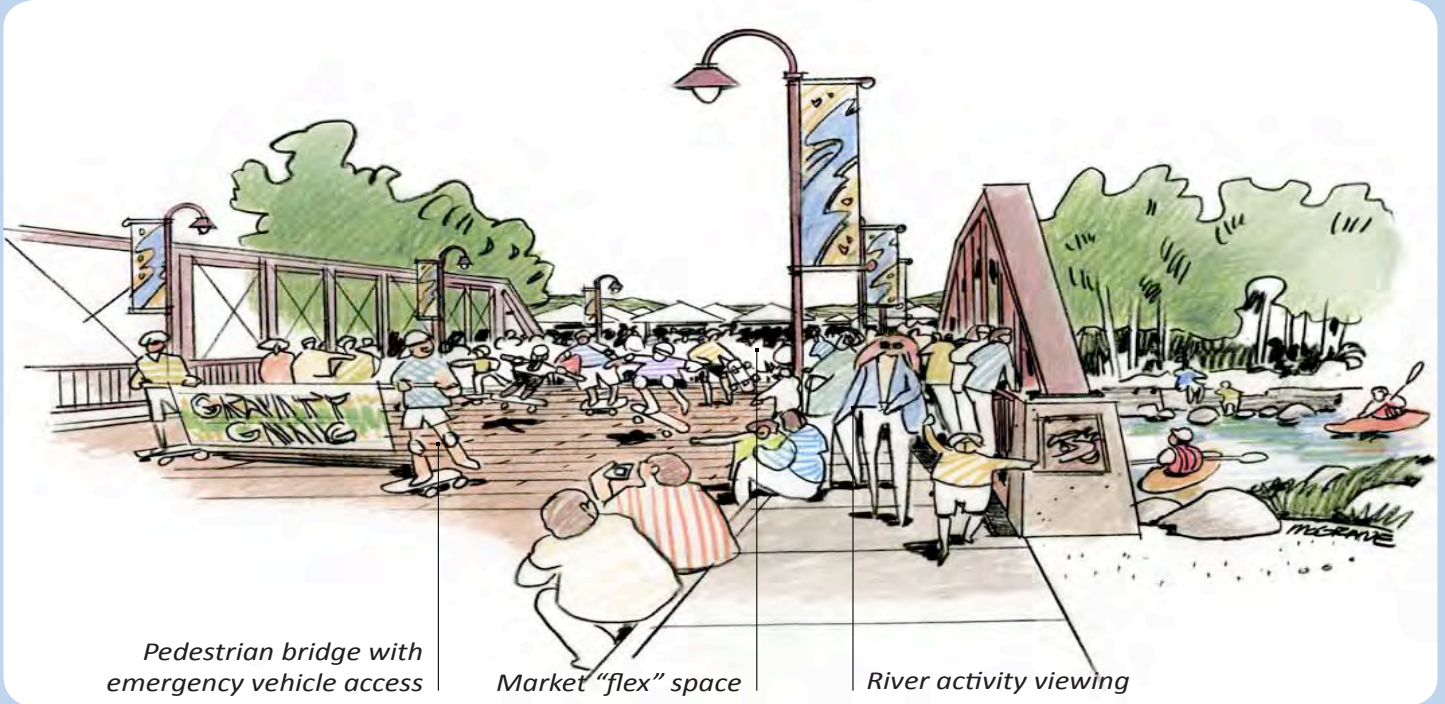
4 Corners: 4th Street and State Highway 9



Restaurant Row: Mid-block between 3rd & 4th, west side of State Highway 9



Festival Bridge: 4th Street continuing over the Blue River



Pedestrian bridge with emergency vehicle access

Market "flex" space

River activity viewing

Riverfront Hotel: The Outlets' Green Village



Outdoor, river-oriented seating

Boardwalk feature

Views, recreation access

Transportation Element

Goal T 1: Connectivity and Access

Provide for safe and convenient movement of people throughout Silverthorne and the surrounding areas through quality access, strategic connections, and public transportation options.

Policies:

T 1.1

Continue to improve the transportation system to accommodate current and future travel patterns.

T 1.2

Design future transportation networks to contribute to an efficient, well-connected circulation system that provides a logical continuation of the existing street and pathway system. Alignments should consider existing property lines, natural features, and land utilization.

T 1.3

Enhance local neighborhood connectivity through improved connections to the north-south road network and between neighborhoods.

T 1.4

Allow alleyways in all commercial districts to improve delivery, service, and parking capabilities.

T 1.5

Limit vehicular access to State Highway 9 and the Town's arterial streets, with major traffic generators using secondary access points rather than direct highway or arterial access whenever possible.

T 1.6

Continue to develop parallel north-south alternatives to State Highway 9. Consider an improved alignment of the Rainbow Drive, Center Circle, and 6th Street connection; an extension of Adams Avenue from Smith Ranch Road to Willowbrook Road; and a 4th Street connection across the river with a multi-modal bridge that can be closed off for festivities.

T 1.7

Provide iconic, immediately recognizable features to highlight the entrance to the Town Core, as well as signage and wayfinding that will help travelers to clearly identify travel corridors and the location of attractions in the Town Core.

T 1.8

As new development occurs, improvements to both the adjacent multi-modal transportation network, as well as a proportional share of downstream improvements shall be determined and assessed to projects in an equitable manner. Cumulative impacts to the overall multi-modal transportation systems must be considered and reviewed during all development reviews.

Improvements that primarily benefit a single project shall be paid for by the project. Improvements that benefit several projects or the public as a whole shall be paid for by all benefited parties in an equitable manner.

T 1.9

Ensure that private streets that must be accessed by the public and/or that provide the only access to a property are adequately maintained for vehicular and pedestrian safety.

T 1.10

As the Town of Silverthorne adds to or improves their transportation network, apply complete street strategies such as narrowing the lane widths, limiting roadway access, promoting pedestrian and bicycle travel, and providing appropriate landscaping.

T 1.11

Formalize a Town Access Permitting and Traffic Impact Study review process for future development or redevelopment. This process should compare the proposed land uses' impacts to the current TMP and evaluate any on-site or off-site transportation mitigation that is required.

T 1.12

Promote traffic calming measures along State Highway 9 to ensure safe crossings.

Goal T 2: Active Transportation

Develop a bicycle and pedestrian system that encourages active transportation among the major activity centers such as schools, shopping areas, parks, recreational center, and workplaces.

Policies:

T 2.1

Create a safe, continuous pedestrian network that minimizes conflict with automobile movement, provides a convenient option for pedestrian movement within and between developments, and is in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.2

Ensure that new developments provide internal pedestrian circulation systems and pedestrian linkages to the surrounding neighborhoods, the Blue River Trail, and adjacent sidewalks and trails.

T 2.3

Incorporate design elements and maintenance policies that allow for year-round usage of bicycle and pedestrian ways, in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.4

Prioritize the creation and upgrade of bicycle and walking paths that offer safe connections between schools and surrounding residential neighborhoods.

T 2.5

Continue to develop the Blue River Trail in accordance with the Blue River Trail Master Plan and explore a variety of funding mechanisms.

T 2.6

Provide sidewalks adjacent to all street edges within the commercial districts. Separate sidewalks from the street by a landscape median where it is feasible.

T 2.7

Encourage development to provide bicycle parking facilities and improve bicycle parking at bus stops and areas of public activity.

T 2.8

Enhance wayfinding signage for active transportation by providing information about destinations and travel times by different modes.

T 2.9

Improve the public streetscape with curb, gutter, sidewalk, and landscaping to promote sidewalk activity, where it is feasible.

T 2.10

Provide safe and comfortable pedestrian crossings of State Highway 9 and the Blue River in multiple locations in the Town Core District and throughout Town.

T 2.11

Continue to develop a connected network of sidewalks in Silverthorne where feasible and on both sides of the street in the Town Core. Where it is not feasible to install sidewalks on both sides of the street, a sidewalk should be provided on one side and should consider topography, adjacent land use, sun exposure, and prevailing wind/snow patterns prior to choosing which side is most appropriate.

T 2.12

Work with appropriate agencies to preserve and improve existing soft surface trails adjacent to Silverthorne and develop new trails that are in harmony with existing natural features, limitations, and wildlife habitat, and in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.13

Explore additional traffic signals, pedestrian underpasses or overpasses, or roundabouts on Highway 9 north of 6th Street to improve traffic flow and provide for safe pedestrian crossings.

Goal T 3: Transit

Support and help formulate a public transportation system that meets the transportation needs of the community for in-town, county-wide, and regional service.

Policies:

T 3.1

Improve the image of the transit system by working with Summit Stage to improve the quality and design of the bus stops and facilities within Silverthorne.

T 3.2

Locate bus stops near public parking, work force centers, and residential neighborhoods.

T 3.3

Work with the Summit Stage on the improvement of their transit network to ensure that the routes and stops within Silverthorne are convenient and efficient. Consider the relocation and/or addition of new bus stops as development occurs and new routes become more optimal.

T 3.4

Maintain the Silverthorne Transit Center as a state-of-the-art facility with seating, electronic updates, and a safe place for transit riders.

T 3.5

Support the Summit Stage in efforts to increase routes, make direct connections, increase reliability of service, and shorten of travel times.

T 3.6

Work cooperatively with regional operators (e.g., Bustang, Summit Express) to expand the regional network of bus service, to improve the transit system between Denver and Silverthorne, and to develop centrally located stops in Silverthorne.

T 3.7

Work cooperatively with CDOT and other agencies on the configuration of the 205 Interchange and on the potential for a future multi-modal transit center site near the I-70 corridor.

Goal T 4: Parking

Provide private and public parking that meets the needs of the town.

Policies:

T 4.1

Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs that facilitate a “park once, then walk” environment.

T 4.2
Allow for efficient solutions for parking as commercial development occurs, including shared parking and other parking management strategies, to reduce land area needed to meet parking standards, create a denser urban form, and promote alternative forms of transportation.

T 4.3
Work with the Summit Stage to provide adequate parking in conjunction with the Silverthorne Transit Center.

T 4.4
Encourage or incentivize the provision of electric vehicle (EV) charging stations as part of large parking areas or in parking structures.

T 4.5
Explore reductions in parking for workforce housing development that is in walkable locations near transit.

Goal T 5: Coordination

Build relationships with appropriate agencies to ensure a shared vision and appropriate implementation.

Policies:

T 5.1
Work with CDOT to create mutually beneficial capacity improvements along State Highway 9, US Highway 6, and Interstate 70 in order to alleviate congestion and maintain adequate levels of service.

T 5.2
Coordinate with CDOT to develop an updated vision for State Highway 9 that could include intersection improvements for pedestrian safety and comfort, traffic calming, on-street parking, and accommodations for bicyclists.

T 5.3
Remain an active participant in efforts by CDOT to address the Interstate 70 transportation issues through participation in the Interstate 70 Corridor Coalition and similar groups as well as continuing efforts to influence CDOT on improvements chosen on the corridor.

T 5.4
Continue coordination with Summit Stage through participation on the Transit Board as well as participation in the current and future planning processes.

T 5.5
Coordinate future long-term transportation needs with CDOT including the need for additional interchange locations east and west of Exit 205.

T 5.6
Continue active participation in the Intermountain Transportation Planning Region and requests for regional funding of transportation systems.

T 5.7
Coordinate with CDOT, Summit County, and the Town of Dillon to create an advanced variable message signage plan to direct traffic flow within the Town of Silverthorne in the event of an I-70 closure or crash impacting SH 9 or US 6.

Growth Element

Goal G 1: Relation to State Statutes and Three-Mile Plan

Annex lands in accordance with Colorado Revised Statutes.

Policies:

G 1.1

Ensure that all annexations are in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. In particular, ensure that a community of interest exists between the Town of Silverthorne and any area proposed for annexation, with clear support by existing and/or potential residents.

G 1.2

Review and update the Three-Mile Area Plan regularly and incorporate any municipal and Three-Mile Area boundary adjustment deemed necessary.

Goal G 2: Fiscally Responsible Annexations

Annex lands in a fiscally responsible manner.

Policies:

G 2.1

Require that a fiscal impact report be completed and submitted concurrent with a petition for annexation. Fiscal impacts associated with an annexation should be adequately offset by a) increased tax base within the annexation area; b) increased tax base elsewhere within the Town of Silverthorne; and/or c) an overall economic benefit to the Town of Silverthorne.

G 2.2

Maintain Town capability to provide adequate levels of service. Municipal infrastructure must be available for extension to the area proposed for annexation.

G 2.3

Require that a petitioner bear the direct costs of services and infrastructure associated with an annexation.

G 2.4

Ensure that all improvements associated with an annexation are constructed in accordance with standards set by the Town of Silverthorne or other appropriate public entity, and with performance surety in place.

G 2.5

Lands needed for public purposes (e.g., parks, trails, schools, fire stations, etc.) shall be dedicated to the Town of Silverthorne or other appropriate public entity.

Goal G 3: Compliance with Town Standards

Develop annexed lands in compliance with the Comprehensive Plan, the Town Code, and other adopted Town Plans.

Policies:

G 3.1

Ensure that the existing and/or proposed land use(s), and all development associated with an annexation, are in conformance with the goals and policies of the Silverthorne Comprehensive Plan.

G 3.2

Certify that all development associated with an annexation complies with the Town of Silverthorne zoning, subdivision, and other land use codes.

G 3.3

Utilize sound land use planning principles when considering annexations, for the purposes of managing growth, ensuring compatibility between urban and rural development patterns, containing urban form, and protecting environmental resources.

G 3.4

Encourage the protection of agricultural lands on the edges of the community, in accordance with the Three-Mile Area Plan.

G 3.5

Encourage the location of low-density residential development outside of the urban service area.

Economic Development Element

Goal E 1: Business Community

Maintain positive relationships with the business community and actively pursue opportunities to improve the local economy.

Policies:

E 1.1

Conduct activities related to economic development in a manner that creates a supportive infrastructure for the business community and enhances Silverthorne’s reputation as a great place to operate and/or start a business.

E 1.2

Maintain clear and well-defined Town Code and Design District Standards that foster quality development, and that provide an equitable and efficient review process.

E 1.3

Maintain a development approval process that is well-organized and streamlined, and that considers the impact of review timelines on private investment decisions.

E 1.4

Grow a business resource network with local, state, and national economic development and business organizations to gain an understanding of the efforts of other communities with similar economies, while promoting business development in Silverthorne.

E 1.5

Encourage participation amongst business community representatives in Town activities, seminars, and other networking and volunteer opportunities.

E 1.6

Identify and evaluate the applicability of various incentive programs, based on the needs and intentions of new and existing businesses.

E 1.7

Continue to support businesses through incentive programs and policies that promote visual and aesthetic property improvements including, but not limited to, facade enhancements, public and private art, landscaping, and pedestrian connections.

Goal E 2: Revenue Streams

Evaluate all sources of revenue and strategies for economic stabilization in an effort to diversify the Town’s revenue streams and remain regionally and locally competitive.

Policies:

E 2.1

Periodically review the effectiveness of current revenue streams as well as the feasibility of additional ones, including property and lodging taxes, which could further economic stabilization.

E 2.2

Encourage lodging and restaurant development, in appropriate locations, to support revenue diversification and further the Community Vision.

E 2.3

Consider “lighthouse” destination development opportunities that could provide defining features to Silverthorne’s landscape, character, and reputation.

Goal E 3: Communication

Complement existing marketing and communication strategies by creating materials that communicate a consistent message, improve community awareness, and promote Silverthorne as a modern mountain town with a diverse array of amenities and businesses.

Policies:

E 3.1

Ensure that communications are accessible to key demographic groups by sharing communications in languages that represent our community’s demographics and by using a variety of marketing and communication channels.

E 3.2

Encourage the involvement of all community members on Town committees, Boards, and focus groups through active engagement and targeted public outreach.

E 3.3

Partner with appropriate businesses to add economic and community value to the Town through event and media opportunities.

Goal E 4: Cooperation

Continue cooperative efforts with adjoining communities and other public agencies to advance Silverthorne's economic development infrastructure.

Policies:

E 4.1

Seek out opportunities for joint marketing with a range of public and private sector entities and prepare shared materials, agreeing on specific data sources, assumptions, and methodologies.

E 4.2

Identify opportunities to cooperate or consolidate public facilities and the provision of services in an effort to achieve desired efficiencies and use fiscal resources more prudently.

E 4.3

Continue to coordinate evaluation of the area's housing inventory with other municipal, county, region-serving, and state entities and organizations. Support and promote the delivery of a wide range of housing product types, understanding this as an essential component of a healthy local and regional business economy.

E 4.4

Continue to communicate with CDOT on any issues related to the Interstate 70 corridor that might affect the economic health of the local business community.

E 4.5

Remain informed of the programs and academic performance of the Silverthorne Elementary School, the Summit School District, and Colorado Mountain College, and highlight their achievements in the Town's business recruitment marketing materials.

E 4.6

Work cooperatively with local providers to secure and maintain the availability of up-to-date technology and communications services for Silverthorne businesses.

Goal E 5: Infrastructure

Continue to provide quality infrastructure, demonstrating the Town's commitment to the businesses that rely on roadways, water systems, and other Town infrastructure.

Policies:

E 5.1

Continue to strategically upgrade public infrastructure systems as needed, and encourage private infrastructure providers, such as those in the technology, communications, and energy sectors, to do the same.

Goal E 6: Growth

Manage growth among commercial and residential uses, understanding their fiscal impact, contribution to Town revenues, and furtherance of stated goals including development of "downtown" improvements.

Policies:

E 6.1

Quantify the economic impact of non-retail businesses within the Town boundaries and evaluate how they contribute to Silverthorne's unique brand, character, and quality-of-life.

E 6.2

Evaluate the potential for business "incubators" in Silverthorne to foster the formation and growth of small businesses.

E 6.3

Encourage local entrepreneurship through partnerships with local and regional education and training institutions.

E 6.4

Recruit businesses that provide multiple sources of revenue, serve as a community asset, are environmentally sustainable, and grow jobs for Silverthorne residents.

