

Chapter 5: Implementation

Introduction

The 2014 Silverthorne Comprehensive Plan Update was written with an emphasis on implementation, which has contributed to significant progress shaping the Town Core since 2014. This 2022 Update keeps implementation central to the Plan, this time focusing the spotlight on the Gateway District and town-wide housing solutions. The following questions guided public interactions and meetings with Town Council and Planning Commission throughout the Comprehensive Plan process:

- How do projects get built?
- How does the Town prioritize projects?
- Do decision-makers have adequate tools to encourage and enforce the types of development that are desirable, sustainable, and have long-lasting benefits for the community?

The process of implementation is not perfectly sequential, and there is no absolute recipe for success. Implementation of the Comprehensive Plan will involve a well-orchestrated and complex series of actions that involve both the Town and various partners representing public agencies (e.g., CDOT) and private investors. Because this process will evolve over time, the Comprehensive Plan's role is critical as the unwavering guidebook for decision-makers and the public.

Two high-level actions central to implementation of the 2022 Comprehensive Plan Update have been identified. Though there is no perfect sequence of overall implementation, actions found in the first category must occur in the immediate future in order for the second to take shape.

1. **Fine-Tune the Regulatory Framework.** The Town must first ensure that all regulatory tools are aligned toward achieving the same outcomes. Inconsistencies and gaps must be amended and new regulations adopted where current ones fall short of supporting the goals and policies of the Comprehensive Plan. These actions are short-term or immediate in nature.
2. **Take the Lead on Future Investment.** The second category is longer-term or ongoing and outlines proactive steps that the Town can take to position Silverthorne for desirable growth and redevelopment.

1. Fine-Tune the Regulatory Framework

Fine-tuning the regulatory framework will be the essential first step that the Town must initiate in order to enforce and promote the types of development that meet the Community Vision.

As recognized throughout this Plan, there are deficiencies in the current Land Use Regulations when it comes to promoting adaptable solutions for locals' housing and fostering desirable growth within the Gateway District. The Zoning Code, Site Development Standards, and Design District Standards should be updated to increase flexibility for creative locals' housing solutions, provide for more efficient parking requirements, and offer a range of development incentives to guide desirable growth. These revisions are key to fostering the sense of community that sits at the center of the Community Vision and defines Silverthorne's character.

Another important short-term action is to streamline the Town's development review process to encourage projects that are aligned with the Community Vision. The development review process should be seen as a tool to facilitate quality, desirable development.

As community leaders and decision-makers come and go, it is important that the big picture (i.e., the Community Vision) guides incremental decisions. This is the value of the Comprehensive Plan in guiding long-term decision-making and growth: to help leaders stay the course and keep the end goal in mind.





2. Take the Lead on Future Investment

The second phase of implementation, which includes both short- and long-term actions, is aimed at the Town’s role in initiating or positioning Silverthorne for future projects.

Within the short-term, it will be critical for the Town to first *Communicate the Vision* of this Comprehensive Plan to property owners and potential investors. The 2022 Comprehensive Plan Update continues to support mixed-use development and redevelopment in Silverthorne; conveying this message to private entities will ensure that future developers understand the ultimate direction and share in a cohesive vision for the larger area.

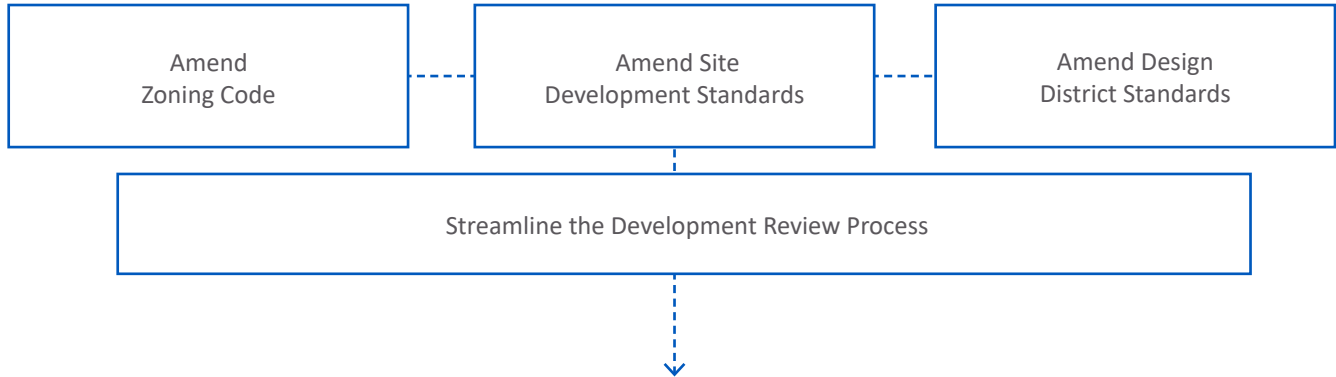
The *Project Planning* phase will establish more site-specific objectives for transportation corridors, the Gateway District, and other areas of Town. This may require a corridor master plan for SH 9 developed in partnership with CDOT and additional subarea planning exercises. Such efforts would lead to an understanding of project costs and phasing and result in construction-level design for infrastructure improvements.

The Town must also make decisions regarding public investment in key infrastructure projects—*Catalyst Projects*—to establish the “bones” for future development. These projects may include improvements to curb, gutter, and sidewalks; streetscape enhancements, gateway features, and signage; and design changes to SH 9 and other high-priority transportation corridors or intersections. The scale of public investment projects should be substantial enough to establish a solid design foundation and limit the ability for specific individual developments to derail the desired design outcomes. In the long-term, improvements to civic spaces (i.e., plazas, bridges, river parks, public art) and enhanced multimodal transportation options are key to improving community connection, shaping Silverthorne’s character, and ensuring continued vibrancy.

With these initial steps completed, private investment in housing and the Gateway District will follow the Town’s lead, providing a strong return on public investment and quickening the pace of implementation. The Town may continue to play a significant role in incentivizing key projects through the use of TIF funds, ESTIP, and other funding mechanisms. The Town can also be proactive about identifying new opportunities for funding.

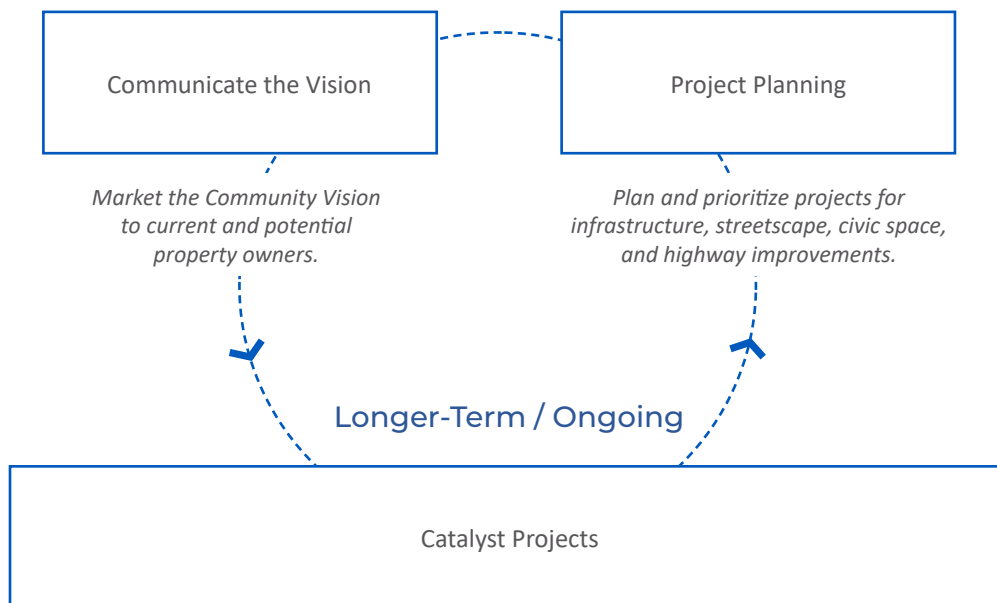
Fine-Tune The Regulatory Framework

Immediate or Short-Term



Take The Lead On Future Investment

Ongoing



Design, Fund, and Initiate Public Investments

Establish the foundation through the public realm, such as highway (traffic calming), parking (on-street, reservoirs), streetscape, etc. Create an environment where downtown development can thrive.

Incentivize Private Development/Redevelopment Projects

Through the use of funds such as TIF, ESTIP, and other funding mechanisms.

