


From: board@silvershekel.org 
Subject: McCain Property Parking Lot
Date: July 22, 2024 at 5:21 PM
To:

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McCain Property Parking Lot

Dear Silver Shekel Residents,

We received this information from one of our property owners, and we want to make you aware of the situation.

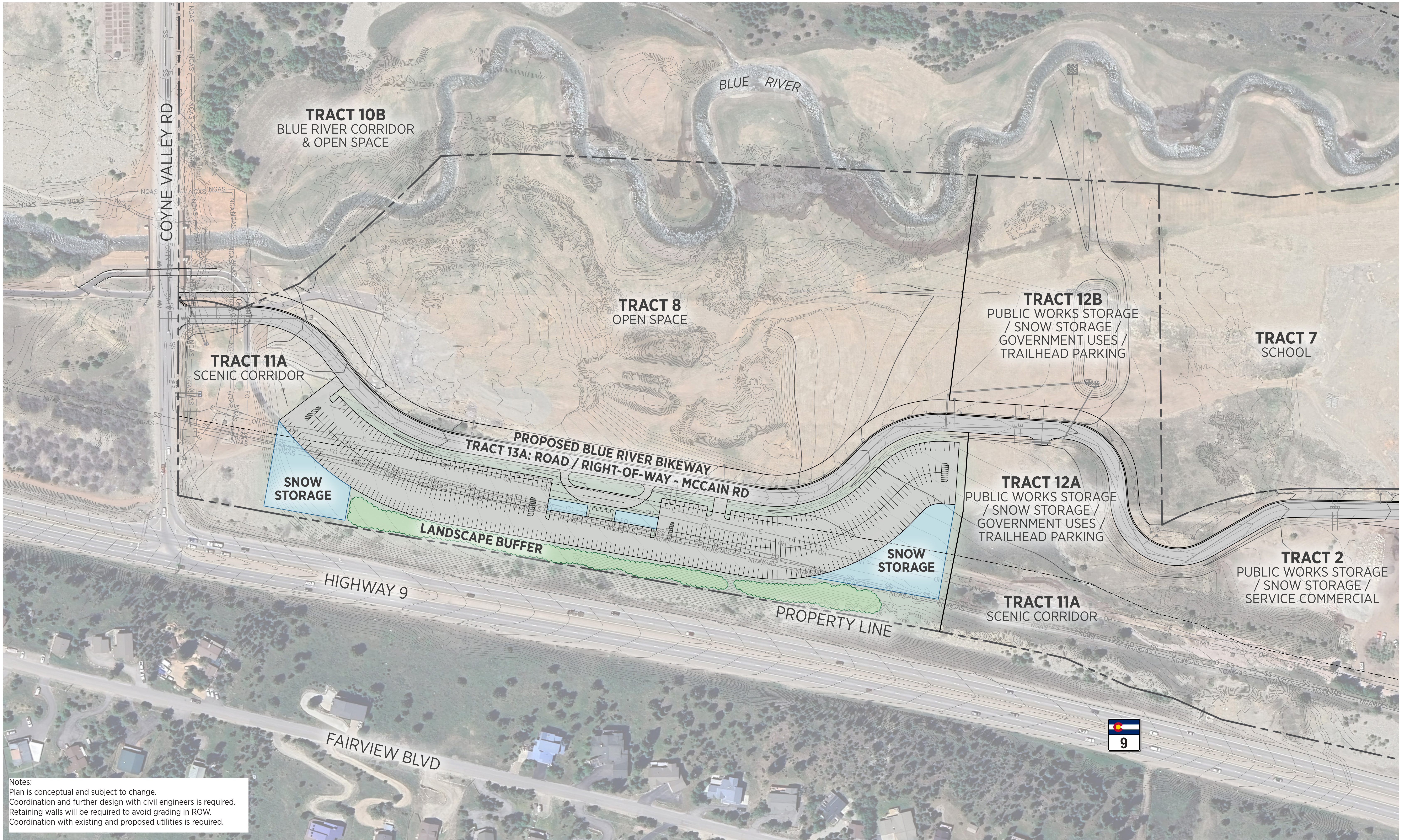
The Town of Breckenridge is considering installing a 500-spot skier parking lot at the southeast corner of the McCain property. The McCain property is continuing to be developed and the Master Plan for the area is constantly being changed.

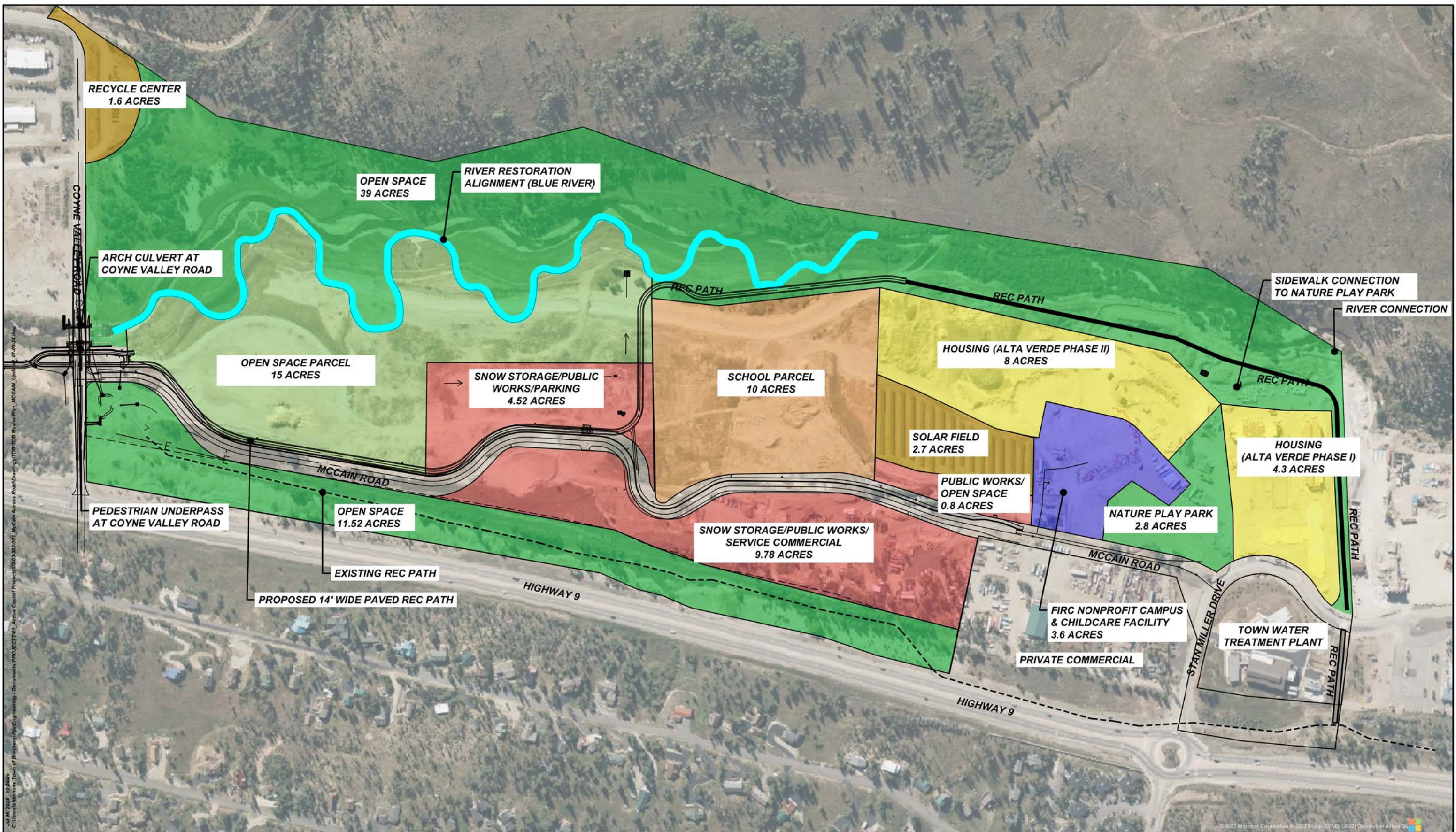
Attached is the memo from the Town Council work session packet as well as corresponding diagrams. **A site visit is scheduled for Tuesday (tomorrow) at 1:30 pm.**

We encourage any of you that have an interest in opposing this parking lot, which we will have a perfect view of, to either send a note to mayor@townofbreckenridge.com, go to the site visit and/or attend upcoming council work sessions and council meetings.

Sincerely,

Silver Shekel Owners Association
Board of Directors
board@silvershekel.org
www.silvershekel.org

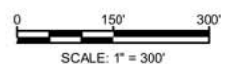




MCCAIN MASTER PLAN

TOWN OF BRECKENRIDGE
UPDATED 7-5-24

NOTE: PARCEL BOUNDARIES, PARCEL AREAS, ROAD ALIGNMENT, REC PATH ALIGNMENT, RIVER ALIGNMENT AND ALL OTHER LINEWORK IS APPROXIMATE AND SUBJECT TO CHANGE. DRAWING IS NOT FOR CONSTRUCTION.



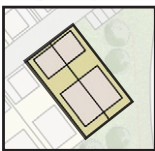
Site Data Table

Total Area:	20.1 acres
Total Density:	5.0 du/ac
Total Units:	99 units
Potential ADU's:	31 units

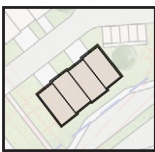
SFD (40' x 100'):	31 units (31%)
Front Setback:	10'
Side Setback:	6'
Rear Setback:	18'
Corner Setback:	+5'



Duplex (30' x 90'):	36 units (36%)
Front Setback:	10'
Side Setback:	6'
Rear Setback:	18'
Corner Setback:	+5'



Townhomes (20' x 70'):	32 units (33%)
Front Setback:	10'
Rear Setback:	18'
Corner Setback:	+5'
Min Bldg Separation	20'



ROW Width:	60'
Alley Width:	24'

Provided Parking

SFD Required:	62 / 2.0 per DU
SFD Garage:	62 spaces
SFD Total:	62 spaces

Duplex Required:	54 / 1.5 per DU
Duplex Garage:	72 spaces
Duplex Total:	72 spaces

Townhome Required:	48 / 1.5 per DU
Townhome Garage:	16 spaces
Townhome Driveway:	32 spaces
Covered Parking:	16 spaces
Townhome Total:	64 spaces

ADU Required:	1.0 per DU
ADU Surface:	31 spaces
ADU Total:	31 spaces

Guest Parking:	48 spaces
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Total Parking:	277 spaces
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- 1 BIOSWALE MEDIAN
- 2 COVERED PARKING
- 3 0.25 AC DOG PARK
- 4 ENTRY MONUMENT
- 5 RIVERBANK RESTORATION
- 6 GATED ACCESS
- 7 6.5' SIDEWALK
- 8 10' SIDEWALK
- 9 RIVER ACCESS TRAIL
- 10 TRAIL CORRIDOR & GREENWAY, TYP
- 11 LINEAR PARK
- 12 SAFE ROUTES TO SCHOOL PATHWAY
- 13 POTENTIAL PEDESTRIAN BRIDGE
- 14 BRECK E-RIDE
- BUS STOP



GRAPHIC IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY

THE RUNWAY NEIGHBORHOOD | LOTTING CONCEPT 1

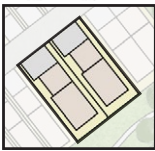
FEBRUARY 2024



Site Data Table

Total Area:	20.1 acres
Total Density:	5.3 du/ac
Total Units:	106 units
Potential ADU's:	19 units

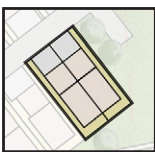
SFD (40' x 100'):	19 units (18%)
Front Setback:	10'
Side Setback:	6'
Rear Setback:	3'
Corner Setback:	+5'



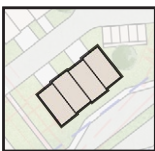
SFD (25' X 100'):	23 units (22%)
Front Setback:	10'
Side Setback:	3'
Rear Setback:	3'
Corner Setback:	+5'



Duplex (30' x 90'):	32 units (30%)
Front Setback:	10'
Side Setback:	6'
Rear Setback:	3'
Corner Setback:	+5'



Townhomes (20' x 70'):	32 units (30%)
Front Setback:	10'
Rear Setback:	18'
Corner Setback:	+5'
Min Bldg Separation	20'



ROW Width:	60'
Alley Width:	24'

Provided Parking

SFD Required:	84 / 2.0 per DU
SFD Garage:	84 spaces
SFD Surface:	84 spaces

SFD Total: 168 spaces

Duplex Required:	48 / 1.5 per DU
Duplex Garage:	64 spaces
Duplex Surface:	64 spaces

Duplex Total: 128 spaces

Townhome Required:	48 / 1.5 per DU
Townhome Garage:	16 spaces
Townhome Driveway:	32 spaces
Covered Parking:	16 spaces

Townhome Total: 64 spaces

ADU Required:	1.0 per DU
ADU Surface:	19 spaces

ADU Total: 19 spaces

Guest Parking: 28 spaces

Total Parking: 407 spaces



- 1

BIOSWALE MEDIAN
- 2

COVERED PARKING
- 3

0.25 AC DOG PARK
- 4

ENTRY MONUMENT
- 5

RIVERBANK RESTORATION
- 6

GATED ACCESS
- 7

6.5' SIDEWALK
- 8

10' SIDEWALK
- 9

RIVER ACCESS TRAIL
- 10

TRAIL CORRIDOR & GREENWAY, TYP
- 11

LINEAR PARK
- 12

SAFE ROUTES TO SCHOOL PATHWAY
- 13

POTENTIAL PEDESTRIAN BRIDGE
- 14

BRECK E-RIDE
- 15

BUS STOP

WINTER SKI & SUMMER
RIVER ACCESS PARKING 3.5 AC
~500 PARKING SPACES

SNOW STORAGE
~1 AC

UPPER BLUE
ELEMENTARY

SKIER PARKING ACCESS

FRACTION ROAD

ULLR
NEIGHBORHOOD

BLUE 52
NEIGHBORHOOD

RIVER
PARK

ARTIST'S
POINT

OVERLOOK
PARK

HIGHWAY 9

BLUE RIVER

FLORADORA DRIVE

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

AIRPORT ROAD

