

# COPPER MOUNTAIN SUBBASIN PLAN

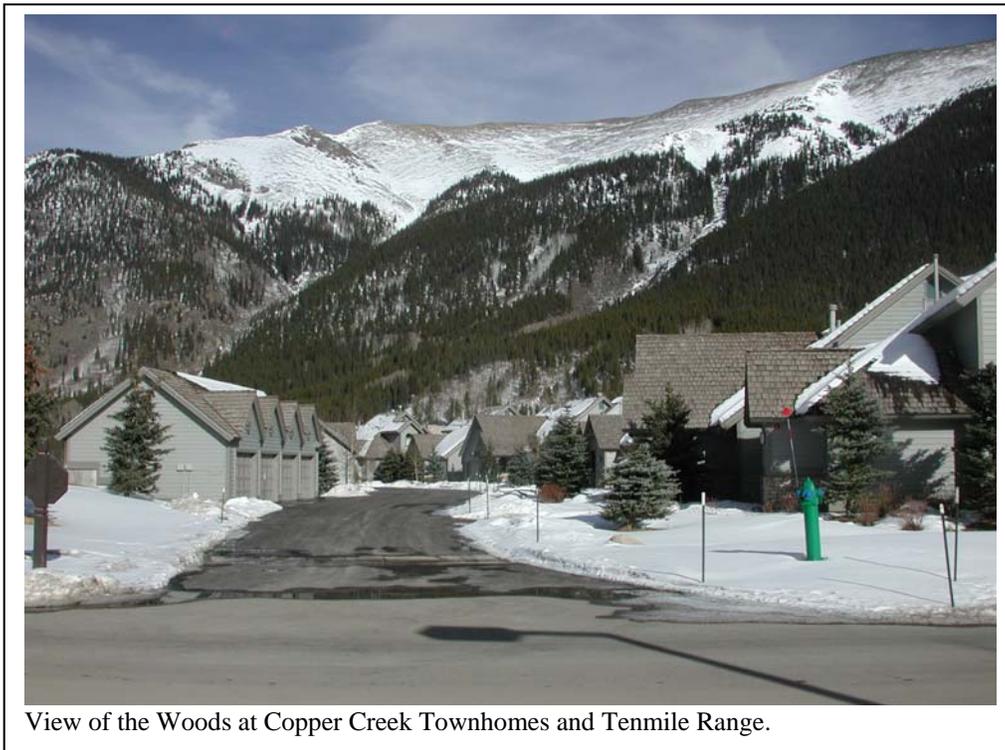


Copper One Lodge, Burning Stones Plaza.

# COPPER MOUNTAIN SUBBASIN PLAN

The Copper Mountain Subbasin Plan is organized and presented in the following sections:

- I. INTRODUCTION:** Presents basic information on the purpose and use of the plan. In addition, a background section is provided that gives an overview of the subbasin's history, as well as a discussion of existing land uses and environmental conditions.
  - II. COMMUNITY VISION:** Presents the vision for the future development of the subbasin.
  - III. GOALS, POLICIES/ACTIONS:** Defines issues of importance throughout the subbasin with related goals. A list of policies/actions are included that would implement the defined goals.
- MAPS:** Provides mapped information for illustrative purposes.



**The narrative contained herein serves to explain some of the background and important considerations in developing the Copper Mountain Subbasin Plan, and provides a summary of significant elements and policy direction presented. The narrative does not serve as a goal or policy/action in its own right, or the basis for any determination as to applicable master plan goals and policies, and is for illustration and guidance only.**

## **I. INTRODUCTION**

The Copper Mountain Subbasin encompasses that portion of the county within the Ten Mile Basin, specifically including the area of Copper Mountain Resort and surrounding National Forest System lands (see Basin and Subbasin Area Map). The subbasin is located approximately six miles southwest of Frisco, with an elevation of about 9,700 feet in the valley and over 12,000 feet at the top of Copper Mountain.

### **Purpose and Scope**

The first Copper Mountain Subbasin Plan was adopted January 7, 1999. The first Ten Mile Master Plan was adopted after this on December 13, 2001. This Subbasin Plan is included as part of the Ten Mile Master Plan because of the unique issues related to the Copper Mountain area, which deserves individual attention. The Subbasin Plan was amended in the 2009, in conjunction with the Ten Mile Master Plan. The Subbasin Plan was modified to reflect conditions that had changed since the last amendment in 2006, particularly the recent approval of the Copper Mountain Resort PUD amendment. The Copper Mountain Subbasin Plan is intended to provide policy direction for future land use decisions within the subbasin area.

The policies/actions of this Subbasin Plan establish a desired community goal for the type of growth that should occur in the future in the subbasin. The Subbasin Plan will be used by county planning department staff, the Ten Mile Planning Commission and Board of County Commissioners in evaluating development proposals per the policies contained in the Summit County Land Use and Development Code (“Development Code”). Moreover, it will be used by applicants in preparing and submitting development proposals. The purpose and intent of the subbasin plan is multifaceted. Specifically, the Copper Mountain Subbasin Plan is intended to:

- Establish an overall philosophy and provide specific recommendations for the future physical development of the subbasin.
- Articulate a common vision for the future and inform citizens, landowners and developers of the goals, policies/actions and desired actions, which will shape the future of the subbasin.
- Guide decisions that affect the physical development of the subbasin per the applicable policies contained in the Development Code.
- Provide general policy direction on issues such as appropriate land uses within different Neighborhoods (as identified on the Subbasin Plan Land Use Map), measures to protect the environment and open space, and appropriate design for buildings and landscapes.
- Provide a means for the county to inform special districts, federal, regional and state agencies and the general public about community goals and policies on key planning issues affecting the subbasin.

### **Background**

#### History

Historically, the Copper Mountain Subbasin has seen several waves of development. Ute Indians likely passed through and hunted in the area. An historic Ute hunting camp has been uncovered by archaeologists several miles to the west of the subbasin in the vicinity of Vail Pass. In the 1800’s, the gold rush saw mining on the slopes of Copper Mountain and on adjacent mountainsides. The level valley

area at the base of Copper Mountain was named Wheeler Flats, in honor to Judge John S. Wheeler, who homesteaded the area in the 1870's and grazed cattle on the land. Wheeler pioneered the area's first sawmill, which supplied timber for Ten Mile mines and for railroad ties.

By 1880 the area had grown into a town with numerous sawmills, saloons, a hotel, general store and other shops that served a local population of 200 persons, in addition to serving residents of outlying mining camps. The town was abandoned in the early 1900's. Development activity in the area remained quiet for years, until the Copper Mountain ski area was opened in 1972.

Over the years, new lifts and development of lodging and commercial uses at the base of the mountain were added and Copper grew to its current size. What was once a sleepy little day ski area turned into one of Colorado's most popular ski areas and year-round destination resorts. The resort broke a million skiers for the first time in the 2001/2002 ski season. For the 2007/2008 ski season skier numbers were approximately 934,870, which represents roughly 23 percent of the total skier visits in the county. In 2008, Ski Magazine's "Top 30 Resort Guide" ranked Copper Mountain Resort as the 19<sup>th</sup> top ski resort in North America.

"If there were a mountain that had terrain for skiing it would be Copper Mountain. It is probably the most outstanding potential ski area in the Arapahoe National Forest, and possibly Colorado. The north facing peaks of Copper Mountain offer an excellent variety of development for expert, intermediate and beginner skiers. The unique thing is that all three varieties are separated by definite terrain features, and in all three cases the skier can ski back into the base area. The mountain has good snow and sparse tree cover created by old burns, which offers a tremendous opportunity to create natural type runs that blend in with the surrounding countryside."

-- U.S. Forest Service

It regards to base area development the Copper Mountain Planned Unit Development (PUD) was originally approved in 1971. The original PUD established a density of 6,000 beds and 170,000 square feet of commercial space. In the early 1990s, Copper Mountain acquired the West Trade, Middle Trade and East Trade parcels from the USFS in the Homestake Land Exchange. These parcels of land were rezoned from Natural Resource (NR-2), to the Copper Mountain PUD during a 1992 rezoning.

In 1997, the resort was purchased by Intrawest, a worldwide leader in resort operations and development. In 1999, the PUD was amended to allow 2,151 residential equivalent units (EUs), 244,540 square feet of commercial space, 51,000 square feet of cafeteria space, redesign of the West Neighborhood (now called the Lewis Ranch), and to add design standards.

In 2008 a PUD amendment was approved for Copper Mountain Resort. The amendment included a request to: transfer 420 approved, but not built residential equivalent units to different locations within the PUD boundaries; eliminate 42,528 square feet of commercial density and reallocate the remaining 72,166 square feet; increase the amount of public open space within the PUD from 27.7 acres to 57.63 acres; make substantial changes to the employee housing requirements of the PUD; establish a new minimum number of 5,699 Day Use Parking spaces at build-out; improve skier drop-off and mass transit service; establish a new detached recreation path adjacent to Copper Road and the West Ten Mile Creek corridor through the Resort; permit stream restoration enhancements within three (3) reaches of West Ten Mile Creek through the PUD; restore high-quality wetlands within the existing location of the stable operations and golf course ponds; and to bring approximately 193.93 acres of mining claims located within the ski area boundary that were zoned Backcountry ("BC") into the PUD and bank their associated development rights to be transferred to other locations designated as TDR receiving areas within the county's four planning basins.

## Geographic Setting and Land Use

The Copper Mountain subbasin is located in the western portion of Summit County, within the Ten Mile Basin. Two of the major drainages of the basin, Tenmile Creek and West Tenmile Creek, converge within the subbasin. Interstate 70 (I-70) runs through the northern portion of the subbasin, leading west to Vail Pass and Eagle County and east to the Town of Frisco. Colorado State Highway 91 begins at a junction with I-70 in the subbasin and extends south over Fremont Pass into Lake County. Because of its position along these two major state transportation arterials, the Copper Mountain Subbasin is observed by millions of travelers every year.

For descriptive and planning purposes, the subbasin has been divided into seven Neighborhoods (see Subbasin Plan Land Use Map). Descriptions of land uses within individual Neighborhoods are found in the land use section. Generally, land uses on mountain slopes in the subbasin are limited to recreational uses (e.g., downhill skiing, snowboarding, mountain biking and hiking), limited visitor services and open space. Land uses in the valley floor area include a broader mix of uses: residential, commercial, community support facilities (e.g., fire station), resort support (e.g., storage and maintenance buildings), and recreation.

Approximately 8,344 acres of land are located within the subbasin. Most of the land within the subbasin is National Forest System land, administered by the White River National Forest/Dillon Ranger District. Almost 850 acres of privately owned land are found within the subbasin, with approximately 480 acres located at the base of Copper Mountain and the rest in several mining claims on the upper slopes of the mountain. Copper Mountain owns most of the private land within the subbasin.



View of Jaque Peak from atop Copper Peak.

## Development and Build-Out within the Subbasin

Development within the subbasin is regulated by a combination of the provisions of the Land Use and Development Code and Copper Mountain Planned Unit Development (PUD); including all private land at the base of Copper Mountain within the Village Center, East Village, A-Lift, West, Ten Mile, and North Neighborhoods. Almost all of the land in the Ski Area, Ten Mile and North Neighborhoods is under federal ownership. Special use permits from the White River National Forest regulate the uses and activities in these areas. In addition to resort development, highway development associated with the construction of I-70 and Highway 91 has had a significant impact on the character of the area. Table 1 identifies the amount of development allowed by the Copper Mountain Resort PUD and how much has been built (or approved to be built) to date, as of August 2008.

### *Commercial Development*

Approximately 130,319 square feet of commercial space has been built, and is occupied, within the Copper Mountain PUD. In addition, a small amount of commercial space is also located in the Ski Area Neighborhood at the Solitude Station, the base of the Timberline Express, near the top of the Timberline Express and near the top of the B-lift. These commercial uses in the Ski Area Neighborhood are primarily related to sales of food and refreshments to on-mountain recreationists.

<b>Table 1. Approximate Residential Development in the Subbasin</b>	
Approximate residential equivalent units* built or approved through site plan review	1,668
Residential equivalent units* allowed under the existing PUD as of August 2008	2,151
<b>Percentage of Build-Out</b>	<b>77.5%</b>

\* Refer to the Copper Mountain PUD Designation for a detailed description of how equivalent units are determined. A copy of the PUD Designation may be found at the Summit County Planning Department.

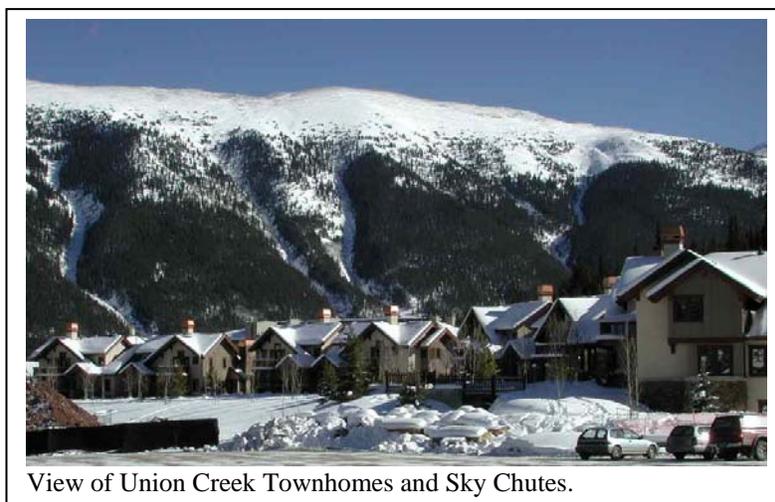
### Natural Environment

The current developed area in the subbasin’s valley floor is largely devoid of natural tree cover. Over time, activities such as mining, ranching, railroad and Interstate development, and ski area base development have resulted in the filling or alteration of wetlands and streams in the subbasin. The expansion of the Highways or Interstate (i.e. additional lanes) has the potential to exacerbate impacts on the Basin’s natural environment.

Undeveloped areas of the subbasin contain a mix of meadows, wetlands, riparian areas and forest. Forest cover at lower elevations largely consists of lodgepole pine, with a mix of aspen, Engelmann spruce and subalpine fir. Spruce and fir dominate the vegetative cover at higher elevations. Willow and other water-loving vegetation are found in conjunction with wetlands and riparian areas.

The varied vegetation conditions in the subbasin provide for a variety of habitat types for wildlife. Big game species such as mule deer and elk utilize portions of the subbasin, especially for movement corridors between larger undisturbed habitat areas on National Forest System lands. Willow areas in the subbasin provide potentially valuable winter habitat for ptarmigan. Numerous mammal and bird species are found in the subbasin.

Topography within the subbasin is generally divided into the relatively flat valley floor areas adjacent to Tenmile and West Tenmile Creeks and the mountainside slopes of Copper Mountain, the Gore Range and the Tenmile Range. Steep slopes and avalanche paths severely limit development potential in many of these mountainside areas. However, in some mountain areas gentler slopes occur that are appropriate for accommodating downhill skiing runs and associated recreational land uses.



## II. COMMUNITY VISION

Copper Mountain’s natural mountain setting is its greatest asset and must be maintained or improved in order to protect the area’s unique environment. Growth within the subbasin should occur only when it is done with the greatest respect for the natural environment. Future development should, to the greatest extent practicable, be focused to create a compact pedestrian-friendly village setting. Walking and biking paths and transit service should be readily available to all its residents and visitors to move them between Neighborhoods and to other locations in the county. All developed areas within the subbasin should have ready access to open space areas. Support should be given to enhance the skiing and recreational experiences found on Copper Mountain. Development that occurs within the subbasin should be carefully evaluated and designed to reflect the natural environment and should be located so that important views are maintained. Future growth should promote the creation of a healthy community environment that is socially and economically viable.

## III. GOALS, POLICIES/ACTIONS

### Land Use

Land use plays a critical role in establishing the character of an area. The residential, commercial, resort support and community facilities land uses that have occurred in the past have shaped the appearance of the existing subbasin area. In addition these land uses have affected the area’s physical environment and shaped demands for transportation. Future development within the subbasin will continue to change the area. This land use section provides key policy direction for important issues such as: compatibility standards, future commercial land uses, Transferable of Development Rights (TDRs), community facilities and open space in the subbasin. A key subsection addresses Neighborhood land uses, identifying appropriate land uses within each of the subbasin’s seven Neighborhoods.

### Compatibility Standards

The subbasin plan does not specify densities within Copper Mountain Resort neighborhoods and instead promotes the use of compatibility standards for determining appropriate densities. “Compatibility” refers to the ability of a proposed development to locate next to existing development. Compatibility standards are intended to ensure that future development and redevelopment is compatible with the character of the neighborhood in which it is located and cumulative impacts of the proposed development are evaluated. It is at the discretion of the planning commission and Board of County Commissioners to interpret the compatibility standards policies and determine if a project request or proposal is compatible and appropriate.



Development proposals need to be consistent with existing density and land use guidelines for each Neighborhood. In addition to these requirements, compatibility standards are to be applied to development or redevelopment requests in the Village Center and East Village Neighborhoods. These neighborhoods are also designated as TDR receiving areas and the most likely or suitable for additional residential and commercial development in the future.

There are a number of important considerations in evaluating residential and commercial compatibility (i.e. units per acre). In accordance with the Countywide Comprehensive Plan for Summit County, Colorado, it is recommended no upzonings or increases in density are allowed above the existing Copper Mountain PUD base density unless TDRs are used to transfer density to a rezoning site. However, other regulations, programs, master plan policies/actions, or community benefits may be considered in conjunction with a requirement for TDRs. Another fundamental principle to apply is to evaluate density based on residential equivalent units and commercial square feet. The relationship of the proposed development to the resort, neighborhood and adjacent development, impacts to surrounding land uses, environmentally sensitive areas, infrastructure and the transition between different uses are also all important considerations to be evaluated.

The compatibility standards outlined in the Subbasin Plan apply only to the neighborhoods identified on the Subbasin Plan Land Use Map and when master plans are used to evaluate appropriate proposals in these neighborhoods. These standards are not intended to conflict with or substitute for compatibility outlined in the Land Use and Development Code as a finding for approval criteria for: a zoning amendment, conditional use permit, preliminary zoning, PUD modification or temporary use permit.

**Goal A. Ensure that new development and redevelopment is compatible with the character of the neighborhood in which it is located and cumulative impacts of the proposed development are evaluated.**

Policy/Action 1. Development in the Village Center and East Village Neighborhoods shall be subject to the compatibility standards as outlined in policies/actions 2-4 below.

Policy/Action 2. A density analysis of surrounding properties shall be reviewed as part of a development review application, which seeks to increase the allowed density in a given neighborhood.

2.1 Where varying densities of residential use occur on surrounding properties, the proposed development must be evaluated based on having densities that are generally comparable to the densities of surrounding developed properties.

2.1.1 Higher or lower density development may be considered when determined to be consistent with the character or function of the neighborhood.

2.2 Density considerations should also include consideration of whether the development site provides a transition between lower and higher density surrounding the property.

*Relationship to The Resort, Neighborhood and Adjacent Development*

Policy/Action 3. New development shall consider and incorporate appropriate existing site design and building orientation requirements in relationship to surrounding properties and take into consideration:

- Access, buffering, height, landscaping, level of service, lot coverage, materials, operations, outdoor lighting, parking, physical connections (i.e. pedestrian or recreational opportunities), setbacks, scale (bulk and mass), screening, storage, surrounding structures, and traffic or Transit.

Policy/Action 4. Where development or redevelopment does occur, it should be in harmony in design and appearance with surrounding structures and the neighborhood area while still allowing for different and unique architectural features.

### Commercial Land Use

Commercial land uses include businesses that are involved in retail sales, provision of personal or leisure services and some office uses. The majority of commercial land uses in the subbasin are found within the Village Center and East Village Neighborhoods. These uses provide a major attraction to visitors and residents and help to create a lively village-type atmosphere within the core areas of the subbasin. A small, highway oriented commercial node is permitted in the North Ten Mile Neighborhood and a very limited amount of commercial space is permitted in the A-Lift Neighborhood.

**Goal B. Provide for commercial uses in a manner that is visually attractive, provides interest to pedestrians, promotes economic viability and is consistent with or improves the character of the subbasin and the overall needs for growth in the subbasin.**

Policy/Action 1. Commercial uses should be kept at a small scale, with small shops encouraged and the development of large, freestanding retail sales stores avoided. Commercial uses should be incorporated into buildings with residential uses where practicable and should fit into an overall design concept for the subbasin.

Policy/Action 2. New commercial retail and service uses should be located in a manner that provides convenient pedestrian access and creates pedestrian activity and interest. Special attention should be given to creating attractive commercial uses at the pedestrian level.

### Transferable Development Rights (TDRs)

TDRs are a planning tool that is utilized to accommodate the shifting of development or density within a geographic area as a means to accomplish community goals. Within the Copper Mountain Subbasin, TDRs could be used in several ways. They could allow development density assigned to one neighborhood to be partially or fully moved to another neighborhood or transfer density from other areas of the basin or other basins in the county into subbasin neighborhoods. TDRs are commonly used to limit development in environmentally sensitive or backcountry/rural areas while allowing for an increased level of development in areas that are better suited to accommodate it.

**Goal C. Promote the transfer of development rights in the subbasin as a means to further goals of the subbasin plan.**

Policy/Action 1. Consistent with the TDR policies/actions contained in the Countywide Comprehensive Plan development rights should be allowed to be transferred from appropriate sending areas, in the Ten Mile Basin or other basins, to identified receiving areas (refer to TDR map), provided that:

1.1 Removal of development rights from a sending area would further promote fulfillment of the major goals and policies/actions of the Subbasin Plan or the Countywide Comprehensive Plan (i.e. protection of environmentally sensitive areas, backcountry/rural areas, redirecting growth to higher density neighborhoods).

1.2 The subbasin neighborhood receiving the transferred development rights can

accommodate the development rights without reducing the ability for neighborhood development to comply with goals and policies/actions of this Subbasin Plan and without further impacting environmentally sensitive areas.

### Land Use Map

The Subbasin Plan Land Use Map identifies the general locations of appropriate land uses within the subbasin. Any proposals that would deviate from the land use designations on the Land Use Map will require either: 1) an amendment to this Subbasin Plan/Ten Mile Master Plan, or 2) be found to be generally consistent with the Plan due to other components and attributes associated with the proposal that would allow the Review Authority to determine that the proposal, overall, is generally consistent with the Plan. To determine what land uses are appropriate within a specific geographic location, the policies/actions of the Subbasin Plan should be reviewed.

### Neighborhood Land Use

For planning purposes, the subbasin has been divided into seven Neighborhoods (see Subbasin Plan Land Use Map). Each of the Neighborhoods has its own character and thus different land uses that are appropriate. The following sections of this plan establish land use policy for each of the subbasin Neighborhoods.



#### *Village Center Neighborhood*

The Village Center Neighborhood is located in the center of the subbasin, within walking distance of several of the major ski lifts serving Copper Mountain Ski Area. The Village Center contains the subbasin's tallest buildings and its greatest concentration of residential and commercial land uses. Many of the existing parking lots and vacant lands in the Village Center will most likely be developed. The Village Center is intended to be the central focal point of the subbasin, the area where the greatest concentration of people and commercial activity will occur. Development occurring in the Village Center Neighborhood should be done in a manner that creates a vital and energetic core. By focusing growth in the Village Center Neighborhood, the impacts of sprawl development on the subbasin's edges can be minimized.

**Goal D. A concentration of commercial and residential growth should occur in the Village Center Neighborhood as a means to create a viable core area and to limit sprawl caused by commercial and residential growth in other areas in the subbasin.**

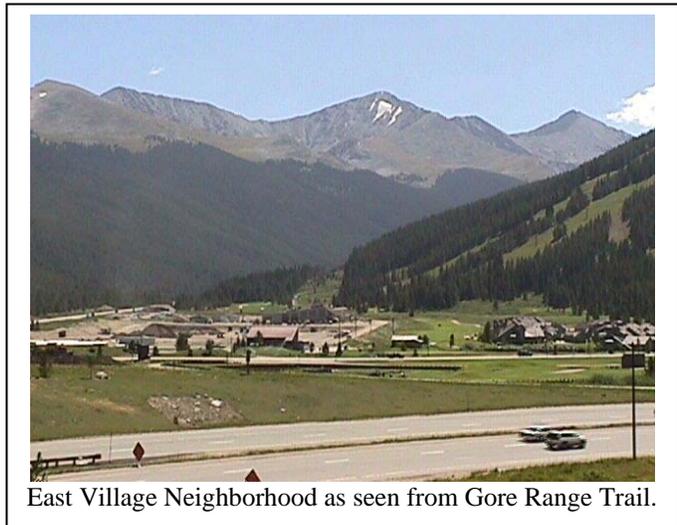
Policy/Action 1. Land uses appropriate in the Village Center Neighborhood are high-density residential, commercial, resort support, open space and recreation, employee housing and community facility uses.

1.1 A mix of land uses should be encouraged in the Village Center Neighborhood to provide a lively interaction of people and commercial spaces.

- Policy/Action 2. Consistent with the TDR policies contained in the Countywide Comprehensive Plan, consider allowing increases in residential units in the Village Center Neighborhood, beyond that allowed under any applicable PUDs, if one of the following is provided:
- Deed restricted affordable housing units are provided. These affordable housing units shall not count towards residential density allocations.
  - Development rights are transferred from other areas in the Ten Mile Basin or from outside of the basin.
  - Other measures acceptable to the Planning Commission that help further the goals of the subbasin plan are utilized.
- Policy/Action 3. The West Lake area should continue to be tied to the overall open space and trails system for the subbasin. The pocket park developed around the West Lake, should be maintained.
- Policy/Action 4. Any future redevelopment in the West Lake area should occur in a manner that protects environmental resources, enhances open space and pedestrian opportunities in the area, and creates a vital energetic core.
- Policy/Action 5. The recreational amenities, environmental functions, and open spaces that are currently provided by the golf course, ponds and creek areas provide important buffers. These buffers shall be maintained should these existing improvements ever be altered.

*East Village Neighborhood*

The East Village Neighborhood contains a large area in the east portion of the developed resort area of the subbasin. The Neighborhood serves as a gateway for visitors and residents as they enter Copper Mountain Resort. Existing facilities include skier parking lots, a soccer/playfield, portions of the golf course, a single family and townhome residential area, and the higher density East Village, which also has some commercial and resort support uses. Like the Main Village, the East Village provides direct access to ski lifts and limited resort support and conference uses within Copper Station.



East Village Neighborhood as seen from Gore Range Trail.

**Goal E. Land uses in the East Village Neighborhood should be consistent with maintaining the area’s open character and creating an attractive entrance to Copper Mountain.**

- Policy/Action 1. The recreational amenities, environmental functions, and open spaces that are currently provided by the golf course, ponds, and creek areas provide important buffers. These buffers shall be maintained should these existing improvements ever be altered.
- Modifications in golf course configuration should be allowed provided that the overall functions of open space are preserved.
  - Provide for an open space buffer between the East Village Neighborhood and other Neighborhoods.

- Preserve the West Tenmile Creek corridor for open space and recreational purposes.

Policy/Action 2. Farley Park should continue to be maintained as a pocket park for public use.

Policy/Action 3. Development in the Neighborhood should be consistent with preserving or enhancing the visual character as viewed from State Highway 91 and adhering to the goals, objectives and recommended actions of the Top of the Rockies Scenic and Historic Byway Corridor Management Plan.

### *A-Lift Neighborhood*

The A-Lift Neighborhood is located adjacent to State Highway 91 at the base of Copper Mountain. Current uses in the A-Lift Neighborhood include maintenance and storage buildings, a temporary parking lot, ski area operations and portions of the golf course. A sleigh ride/dinner business currently operates in the A-Lift area, however no residential uses currently exist within the Neighborhood. In the future, the Land Use Plan envisions some very limited residential and commercial uses to be located in the Neighborhood. It is not intended that the A-Lift Neighborhood will become a major portal to the ski area, nor have high density or intensity of land uses. The A-Lift Neighborhood contains some wetlands, floodplains and steep sloped areas that may present development constraints.

### **Goal F. Allow limited residential and commercial uses in the A-Lift Neighborhood that complement the Neighborhood's recreational amenities.**

Policy/Action 1. The A-Lift Neighborhood should have a lower intensity of land uses than the Village Center and East Village Neighborhoods.

Policy/Action 2. Appropriate land uses in the A-Lift Neighborhood include: residential, resort support, skier services, commercial uses associated with resort support facilities, day skier parking and passive and active recreation. An example of limited resort support facilities is a day use skier lodge with ticket sales and rentals.

Policy/Action 3. Residential development should be limited to low density single family or duplex structures.

Policy/Action 4. Open space areas should be provided within the A-Lift Neighborhood to complement and provide buffers between residential development and between other Neighborhoods.

Policy/Action 5. Encourage clustered residential development in the A-Lift Neighborhood.

Policy/Action 6. Encourage improving the attractiveness of the A-Lift Neighborhood by increasing landscaping and implementing other techniques to reduce visual impacts.

Policy/Action 7. Temporary buildings (i.e. trailers) should eventually be replaced with permanent structures.

Policy/Action 8. Development in the A-Lift Neighborhood should be consistent with preserving the visual character as viewed from State Hwy 91 and adhering to the goals, objectives and recommended actions of the Top of the Rockies Scenic and Historic Byway Corridor Management Plan.

### *West Neighborhood*

The West Neighborhood is located in the western portion of the subbasin, just to the south of I-70 and west of the Union Creek ski base facility. Beginner ski terrain, associated ski lifts, and the Lewis Ranch Subdivision characterize the Neighborhood. The northern part of the West Neighborhood is protected as private open space due to important wetland areas, wildlife values and mature forest stands found in this area.

Wetlands are located throughout the Neighborhood and may comprise up to forty percent of the total land area. Critical wildlife habitat is found associated with the wetlands and critical winter range for ptarmigan is located in the northwestern end of the parcel. The Colorado Division of Wildlife has indicated that this area is critical for preserving ptarmigan habitat. The Neighborhood is used as a movement corridor for wildlife, including elk and mule deer and has also been identified as a potential movement corridor for Canadian Lynx. Slopes in the West Neighborhood exceed thirty percent in a number of areas.

Land in the West Neighborhood contains a mix of vegetative cover including aspens, meadows and willow dominated wetland and riparian areas. The forest cover offers a significantly different landscape than the rest of the developed areas of the Copper Mountain resort area, which is largely unforested except where landscaping has been added. The intermixed forest, wetland and meadowland cover provides for a diversity of habitat opportunities and provides a generally aesthetically pleasing visual landscape. Portions of the Neighborhood are visible from I-70.

#### **Goal G. Plan development in the West Neighborhood to avoid impacts to and protect the sensitive environmental and visual resources found there.**

Policy/Action 1. Development within the West Neighborhood has been limited to lower density residential uses in the Lewis Ranch Subdivision and recreational uses. Any development that occurs within the Neighborhood should meet the following criteria:

- Development in the West Neighborhood should avoid environmentally sensitive areas (e.g., wetlands, important wildlife habitat, slopes in excess of 30 percent) to the greatest extent possible.
- Existing trees within the West Neighborhood should be retained to the maximum extent practicable to maintain natural landscapes, soften visual impacts of development, and to screen views to new development.
- The trail system as approved by the county in the Lewis Ranch Subdivision should be protected and maintained, wherever possible.
- Because of important wildlife habitat and potential movement corridors, development should not be located in the northwestern portion of the West Neighborhood.

### *Ten Mile Neighborhood*

The Ten Mile Neighborhood lies in the eastern portion of the subbasin, east of State Highway 91 and at the base of the Tenmile Range. The majority of the Ten Mile Neighborhood is currently under federal ownership, managed by United States Forest Service as a part of the White River National Forest. A small area in the northern extremity of the Neighborhood is privately held and contains most of the development occurring in the area, including a service station and the sewer treatment plant. The National Forest portion of the Neighborhood is mostly undeveloped, with the exception of the Corn Lot, which provides day skier parking for the PUD and the ski resort. The area is under a special use permit from the U.S. Forest Service that allows for parking and limited recreational activities associated with

## Copper Mountain Resort.

In conjunction with the USFS special use permit review of Copper Mountain Resort's request for an expansion of the Corn Lot, the resort operator indicated their commitment to participate with the USFS and Summit County to analyze the feasibility of developing and implementing a riparian corridor rehabilitation plan for Tenmile Creek. Additionally, the resort operator indicated their commitment to participate with Summit County in an Environmental Assessment/Environment Impact Analysis ("EA") to analyze an extension of a Recpath from the relocated Ten Mile Canyon Recpath south toward Freemont Pass.

Significant environmental resources and constraints to development are found in the Ten Mile Neighborhood, including avalanche/rockfall hazard areas, wetlands, Tenmile Creek, floodplains, steep slopes, forested areas and wildlife habitat. The eastern portion of the Neighborhood includes the lower slopes of the Tenmile Range. Most of the Neighborhood is clearly visible from State Highway 91 and thus any development that occurs in the area must be sensitive to visual impacts as viewed from the highway.

Areas within Lots 1-3 of Copper Mountain #1, Block 3 Subdivision are located within an avalanche hazard area. Any development within such area should meet the required applicable policies/actions listed below.

**Goal H. Allow for recreational, resort support, community facilities, employee housing, commercial uses and parking uses within the Ten Mile Neighborhood provided the geotechnical constraints present in the area can be mitigated.**

- Policy/Action 1. Land uses that may be appropriate within the Ten Mile Neighborhood include recreational uses (including a stables operation provided a conditional use permit is reviewed and approved), resort support uses, community facilities, affordable workforce or employee housing, commercial uses and parking facilities.
- Policy/Action 2. Land uses east of Tenmile Creek should be restricted to open space and passive recreation uses.
- Policy/Action 3. Environmentally sensitive areas and trail corridors shall be avoided to the maximum extent possible. Open space areas should be established to protect key sensitive areas and trail corridors within the Neighborhood.
- Policy/Action 4. Acceptable environmental mitigation plans should be developed to address protection of wildlife habitat, wetlands and water quality/quantity as it relates to Tenmile Creek.
- Policy/Action 5. Copper Mountain and the county should work together to initiate an Environmental Impact Analysis (EA) that will be submitted to the U.S. Forest Service for a relocation of the Ten Mile Canyon Recpath from its current location west of the frontage road to a new location east of Ten Mile Creek. Once approved, work toward raising the capital to complete the construction of the relocated Recpath.
- Policy/Action 6. Copper Mountain and the County should work together to initiate a second EA to analyze an extension of a Recpath from the relocated Ten Mile Canyon Recpath south toward Freemont Pass.

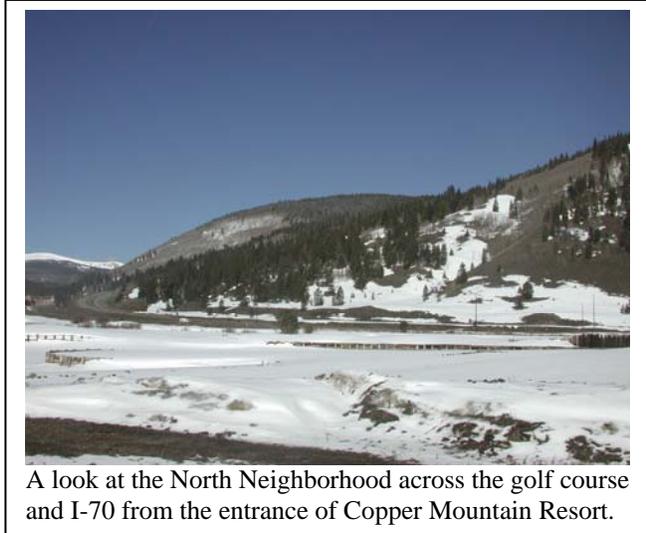
- Policy/Action 7. Copper Mountain and the County should work with the USFS to analyze the feasibility of developing and implementing a riparian corridor rehabilitation plan for Tenmile Creek.
- Policy/Action 8. Intensive landscaping improvements should be undertaken to help buffer views of parking and buildings from State Hwy 91 and I-70. Efforts should be taken to preserve existing trees in the Neighborhood to enhance screening and landscaping.
- Policy/Action 9. Development in the Neighborhood should be consistent with preserving or enhancing the visual character as viewed from State Hwy 91 and adhering to the goals, objectives and recommended actions of the Top of the Rockies Scenic and Historic Byway Corridor Management Plan.
- Policy/Action 10. An appropriate location for unimproved camping should continue to be provided for in the Ten Mile Neighborhood to accommodate long-distance hikers using the Wheeler/Colorado/Continental Divide Trail.
- Policy/Action 11. The existing character of the Wheeler/Colorado/Continental Divide Trail should be preserved. Improvements or relocation of portions of the trail may be appropriate in order to accommodate restoration and rehabilitation of Tenmile Creek.
- Policy/Action 12. Development in the Ten Mile Neighborhood that is in the “blue” avalanche zone should be done in accordance with one or more of the following mitigation options as set forth in “Snow-Avalanche Dynamics and Hazard Analysis, Ten Mile Neighborhood, Copper Mountain,” prepared by Arthur I. Mears, PE, Inc., dated June 2002 (the “Hazard Analysis”):
- **Direct Protection and Reinforcement:** Building and other structures shall be reinforced to resist damage caused by avalanche impact or depositional loads.
  - **Earthen or Structural Deflecting, Arresting or Avalanche Stopping Structures:** Deflecting, arresting or other avalanche stopping devices shall be used above the structure to be protected where the slopes are less than 15 degrees provided: (i) the planning commission approves of the design of such structures in accordance with the provisions of this PUD Designation; (ii) visual impacts are mitigated; and (iii) the USFS approves of the deflecting, arresting or stopping structures if such structures are located on USFS land.
  - **Supporting Structures in the Starting Zone:** Wire-rope nest or fences in the steep upper part of the avalanche path in the “starting zone” may be used as mitigation provided: (i) visual impacts are mitigated; and (ii) the USFS approves of the structures if such structures are located on USFS land.
  - **Artificial Avalanche Releases:** Artificial avalanche releases by means of helicopter bombing, artillery, or other mechanism, are not acceptable forms of mitigation.
  - **Development in the Red Zone:** No development is allowed within a “red” avalanche zone.

### *North Neighborhood*

The North Neighborhood lies north of I-70, directly across the highway from the existing resort area. Most of the land in the Neighborhood is part of the White River National Forest. However, two private parcels of land are located within the Neighborhood. The Neighborhood contains forested areas, including large stands of aspen, on steep hillsides. The area is visible from I-70 and from the developed resort area of the subbasin. Because of its southern exposures, portions of the Neighborhood contain critical winter habitat for species such as elk. The Neighborhood is essentially undeveloped, with the

exception of the southern terminus of the Gore Range Trail, which begins at a trailhead on the north side of I-70. The trail traverses through the Neighborhood before entering the Eagles Nest Wilderness Area just north of the North Neighborhood.

In conjunction with the 2008 Copper Mountain Resort PUD amendment approval, the resort operator committed to donate the two privately held parcels to Summit County in order to assure that they continue to be used as public open space in perpetuity. The county has indicated that they intend to pursue a land trade with the U.S. Forest Service so that these parcels become part of the White River National Forest (National Forest System lands).



**Goal I. Preserve the existing natural character of the North Neighborhood.**

- Policy/Action 1. Land uses in the North Neighborhood should be restricted to open space and passive recreational uses (e.g., hiking, cross country skiing, horseback riding).
- Policy/Action 2. Work cooperatively with the U.S. Forest Service to facilitate a land trade or transfer of the two parcels in this neighborhood to the White River National Forest.

*Ski Area Neighborhood*



The Ski Area Neighborhood contains the bulk of the land area of the Copper Mountain Subbasin. Almost all of the land is administered by the White River National Forest and is within the Copper Mountain Ski Area permit boundary. Land uses are primarily recreational in nature, with ski lifts and ski trails being the most visible signs of development.

Commercial development on the mountain is currently limited to restaurant and skier facilities at Solitude Station, and small restaurant/grills near the bottom and top of the Timberline Express lift. The U.S. Forest Service conducted an Environmental Impact Statement to allow improvements to Solitude Station and a new restaurant/warming hut. The U.S. Forest Service has also approved a

realignment of the Kokomo Lift and the addition of a new learning area and restaurant on the western side of the resort.

Visitors and residents have verified that one of the primary reasons that they come to Copper Mountain is because of the high quality ski mountain experience, with naturally separated/segregated terrain for different skiing abilities. As such, the policies of this plan support continued recreational growth on the mountain. However, because of visual and aesthetic impacts, expansions of recreational activities should not include night skiing.

In conjunction with the 2008 Copper Mountain Resort PUD amendment approval, approximately 21 mining claims located in the Ski Area Neighborhood were rezoned from the Backcountry (BC) zoning district to the Copper Mountain Resort PUD. The development rights associated with those claims were placed into a TDR density bank. This action resulted in the preservation of the character of the Ski Area Neighborhood while allowing for continued resort area operations to occur and the preservation of the property owners' development right value.

**Goal J. Support recreational growth in the Ski Area Neighborhood in a manner that protects the scenic and environmental resources found there.**

Policy/Action 1. Appropriate land uses in the Ski Area Neighborhood include: recreational, resort support and limited commercial uses (i.e. restaurants with associated sundry sales, etc.) and associated skier support services.

1.1 Limited resort support buildings and commercial buildings containing restaurants and sundry shops may be allowed provided environmental impacts (e.g., slope disturbance, erosion control, sewage disposal) can be successfully mitigated.

1.2 Summer recreational uses such as mountain biking and hiking should be encouraged.

Policy/Action 2. Development on the slopes of Copper Mountain should be completed in a manner that protects scenic and environmental resources. Visual impacts should be avoided, with special attention paid to views from the mountain base and highways. New recreational activities and associated structures should have a design that fits with and complements the surrounding natural environment.

Policy/Action 3. Retention of the natural forest cover should be a priority when considering any new recreational activities on Copper Mountain.

Policy/Action 4. Ski area expansion should occur in an environmentally sensitive manner, with special consideration given towards off-site impacts and protection of wildlife habitat.

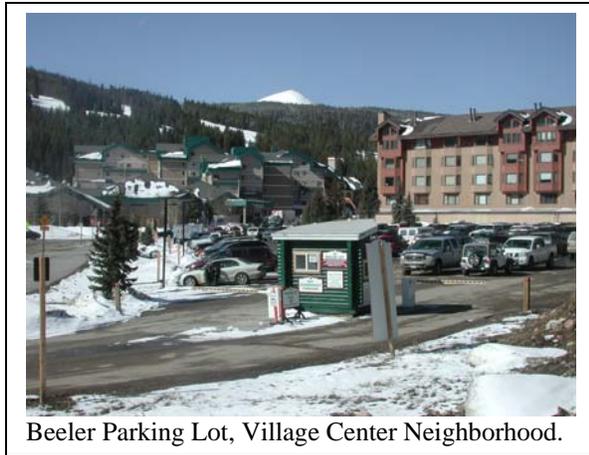
Policy/Action 5. No lift-accessed night skiing should be allowed on Copper Mountain; however, it is recognized certain nighttime activities should be allowed to occur (e.g., special events and existing tubing area).

**Transportation (Parking and Mass Transit)**

Movement to and within the Copper Mountain Subbasin is one of the key challenges in the subbasin. As parking in the interior of the resort is lost and additional lodging facilities are constructed, the ability for visitors to have direct vehicle access to the Village Center and the mountain will be significantly reduced. Providing effective alternative means of transportation will be necessary to ensure easy and safe movement within the resort.

Currently, parking at Copper Mountain is accommodated throughout the resort, primarily in surface lots. There is a parking structure in the main Village Neighborhood. Some future development sites in the Village Neighborhood are located in existing parking lots and as a result, additional parking will need to be developed to maintain adequate parking facilities. On peak skier visit days all existing parking lots reach capacity. The U.S. Forest Service has approved a portion of the Ten Mile Neighborhood for parking use (Corn Lot).

During the 2008 amendment to the Copper Mountain Resort PUD, the resort operator agreed to provide an annual report of parking counts which document parking statistics for four of the busiest days during the peak ski season. The information contained in the annual report will be used to monitor the parking situation at Copper Mountain in order to assure that adequate parking is always available to meet the needs of the resort.



Per the 2008 Copper Mountain Resort PUD amendment approval all day use parking on county roads within Copper Mountain will be discontinued by September 31, 2009. A few short term-skier drop-off parking areas were identified and approved during the PUD amendment (e.g., Beeler Place/Union Creek parking area, Copper Circle and Ten Mile Circle).

## Parking

### **Goal K. Assure adequate parking is provided in the Copper Mountain Subbasin to meet the demands of Copper Mountain Resort over time.**

- Policy/Action 1. Accommodate new parking facilities in the subbasin consistent with the Land Use Plan in a manner that meets increasing parking demands and maintains visual attractiveness, while promoting alternatives to constructing new parking facilities.
- Policy/Action 2 Alternative strategies that reduce parking demand and that successfully accommodate resident and visitor transportation needs should be encouraged.
- Policy/Action 3. Continue to review the information contained in the Copper Mountain annual parking report in order to assure that adequate parking is always available to meet the needs of the resort.

## Transportation and Mass Transit

The existing mass transit system in the subbasin includes: Summit Stage service to and from the Town of Frisco and other Summit County towns, Copper Mountain Resort's internal shuttle system and private operators that transport guests to and from Denver International Airport. As visitor growth occurs, more demands will be placed on the existing mass transit system. Additional demands on mass transit will also be created if parking lots within the PUD are replaced by development. In conjunction with the 2008 Copper Mountain Resort PUD amendment approval the resort operator committed to the construction of the Beeler Transportation Center. The transportation center will provide a convenient location for the

Summit Stage buses, Resort transit buses, and parking for the commercial businesses.

**Goal L. Improve parking, mass transit, and vehicular circulation throughout the Copper Mountain Subbasin.**

Policy/Action 1. Copper Mountain Resort should continue to provide for the transport of guests and the residents between the parking areas in the subbasin and in between the neighborhoods within the subbasin, and support increased mass transit use and other methods of transporting people to and within the subbasin.

- 1.1 Work with Summit Stage to ensure adequate and frequent service to Copper Mountain to increase the amount of bus service as visitor growth at Copper Mountain occurs and provide interior Summit Stage stops within the resort.
- 1.2 Increase the effectiveness of shuttle service or other approved mass transit service for visitors, especially as inner parking lots are lost to development.
- 1.3 Work with Summit Stage, area Towns and the County on a transportation plan for the county that reduces parking demands at the resort.

Policy/Action 2. Manage and enhance transportation systems in the subbasin in such a manner that emergency access and public safety are adequately provided.

Policy/Action 3. Work with CDOT to enhance and improve highway signage on I-70, State Highway 91, and the I-70/SH91 interchange (i.e. the use of VMS boards along I-70, etc.) to improve the flow of traffic and parking at the resort and to assure the smooth flow of through traffic for those motorists who do not intend to stop at Copper Mountain Resort.

**Local Resident Housing**

Providing affordable workforce housing and housing for employees are key issues that must be addressed in order to adequately provide for the needs of the workers and residents of the subbasin. Relatively high real estate costs create significant challenges in providing housing opportunities that are affordable to locals. However, providing a place to live in close proximity to work and employment centers is a key consideration in maintaining a viable work force.

Affordable workforce and employee housing received considerable discussion during the 2008 amendment to the Copper Mountain Resort PUD. The end result of these discussions was a major shift in the methodology used to assure that the resort operator provided housing consistent with previous obligations. The new housing provisions are considerably easier to understand and monitor. The new methodology assures that the Edge Building and the existing employee housing units that are integrated into various buildings throughout the resort will always be available for Copper Mountain Resort employees. Additionally, The resort operator has committed to construct 30 affordable for-sale



The Edge employee housing.

housing units in the East Lake Neighborhood and to provide 50 additional beds of new employee housing within the next ten years.

#### Employee Housing

**Goal M. Encourage the provision of a variety of housing types in different affordability ranges in the Copper Mountain Subbasin.**

Policy/Action 1. Copper Mountain Resort should continue providing employee housing in accordance with the provisions of the PUD, with most of the housing being accommodated within the Copper Mountain Subbasin.

1.1 Employee housing is encouraged to be provided in the Village Center, East Village, and Ten Mile Neighborhoods, provided environmental constraints and other policies of this subbasin plan are appropriately addressed.

Policy/Action 2. Employee housing should be accommodated for in a variety of forms, including the following:

- Integrated within residential and lodging units in the subbasin.
- Developed as separate residential employee housing unit structures within the subbasin, provided that the development is consistent with design guidelines for the subbasin and further provided that the employee housing location is regularly serviced by shuttle to other subbasin Neighborhoods.
- Outside the subbasin, provided that transportation service to and from Copper Mountain Resort is made available to employees.

Policy/Action 3. As an incentive to providing employee housing, employee-housing units should not be counted towards overall allocated density in the subbasin.

3.1 Employee housing units that are removed from use for employee housing should be compensated for by the addition of other employee housing units within the subbasin.

Policy/Action 4. Other incentives should be provided as a means to encourage employee housing. The planning commission may consider providing additional incentives in exchange for employee housing when evaluating specific development projects.

#### Affordable Workforce Housing

**Goal N. Maintain or improve affordable workforce housing opportunities in the Copper Mountain Subbasin.**

Policy/Action 1. The sites or general locations (as identified on the Copper Mountain Subbasin Plan Affordable Workforce Housing Map) have been identified as potentially appropriate for affordable workforce housing (in addition to other possible identified land uses).

Policy/Action 2. Develop programs or regulatory measures to encourage and increase the availability of affordable workforce housing.

Policy/Action 3. A certain amount of affordable workforce housing units should be included in major

development proposals (i.e. proposed PUDs or major amendments to PUDs in the subbasin) and determined at the time of development review.

- An analysis of existing housing conditions should be conducted as part of major development proposals to determine existing availability of affordable workforce housing. This analysis will help provide a baseline against which future affordable housing needs will be measured.
- A combination of programs and tools may be used to provide required affordable workforce housing such as: construction of affordable units, cash-in-lieu and real estate transfer fees.

Policy/Action 4. Incentives should be considered in exchange for affordable workforce housing when evaluating major development proposals, such as: density bonuses, relaxed or reduced development standards, permit processing assistance and waiver or deferral of fees.

### **Community and Public Facilities**

Certain land uses provide essential services that serve the needs of residents of a community. Examples include fire stations, post offices, medical clinic, libraries, performing arts facilities and community centers. These uses are often referred to as community facilities. As the subbasin grows in size, the needs for these facilities will correspondingly grow. Copper Mountain homeowners and residents have expressed an interest in seeing more community facilities developed. Facilities specifically mentioned by homeowners and residents include a community recreation center with kids and teens activities, a library, performing arts facility and a day care center for Copper Mountain residents.

**Goal O. Provide those essential, and desired, community and public facilities necessary to support the needs of residents, guests and businesses with the subbasin.**

Policy/Action 1. Community facilities should not be counted towards commercial square footage allocations within the subbasin. Other community facilities intended for-profit should be classified as commercial land uses and require the corresponding floor area of commercial density.

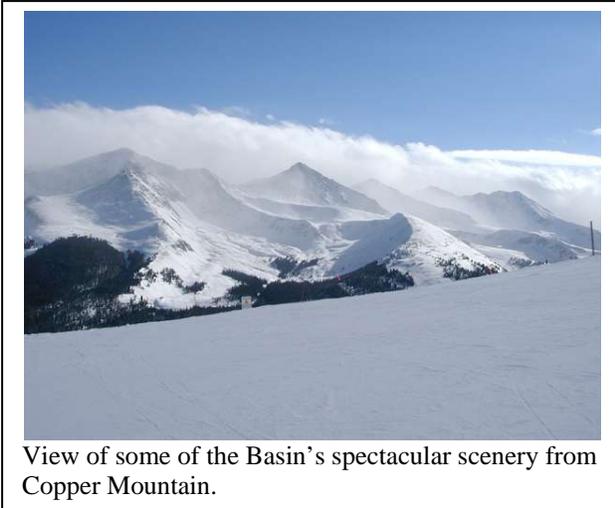
Policy/Action 2. Summit County, Copper Mountain Resort, Copper Mountain Metro District and neighborhood organizations should be encouraged to provide community services and facilities to support resident needs.

Policy/Action 3. Land uses in the Ski Area Neighborhood are encouraged to be served by public sewer and water.

### **Design and Visual Resources**

The natural setting and relatively unspoiled environment in large part, determine the quality of life for residents and the visitor experience within the Copper Mountain Subbasin. Without careful attention to detail in how development occurs within the subbasin, this natural setting and high quality environment could be threatened, and the resulting development may have little or no relation to its surroundings. The design standards included below provide a means of guiding the type of future development that occurs within the subbasin so that the growth that occurs within the subbasin enhances and protects the area's natural surroundings.

The Copper Mountain Subbasin is located in a spectacular high mountain setting, and it is important that the residents and visitors of the area continue to have interaction with the area's natural environment.



View of some of the Basin's spectacular scenery from Copper Mountain.

Development within the subbasin should be done in a manner that complements and highlights the area's natural features. Despite the area's mountain surroundings, historic activities such as mining, railroad building, town development, and ski area base development have significantly altered the landscape in portions of the subbasin.

Many of the existing developed areas within the subbasin have been transformed into urban settings with little reflection of their environmental surroundings. There is almost no forest within the existing developed areas. Wetlands and streams have been altered to make way for buildings and roads. The Village Center, East and A-lift Neighborhoods retain very little of the natural

setting that once occurred in the area. Today a natural setting is primarily reflected in undeveloped areas of the subbasin (e.g., portions of the West, North, Ten Mile, and Ski Area Neighborhoods). A primary goal of this subbasin plan is to ensure that to the maximum extent possible, the natural environment is preserved if any future development occurs in these areas. The design policies are intended to maintain the integrity of what remains of the subbasin's natural environment.

### Scenic Byway

The Colorado Scenic and Historic Byways Commission officially designated the Top of the Rockies Scenic and Historic Byway in September 1993. The 76-mile route is recognized for its outstanding scenic beauty and historical significance. Over its course, the byway passes through portions of Eagle, Lake and Summit Counties, as well as the Pike/San Isabel and White River National Forests. A portion of the Byway incorporates all of State Highway 91 from Copper Mountain to Leadville.

The Scenic and Historic Byway Corridor Management Plan provides the planning and management framework to guide the actions of future administrators of the Byway and for its long term maintenance and integrity. A primary goal of the Corridor Management Plan is to protect and preserve the intrinsic resources, visual quality and viewsheds of the byway. In addition, the plan suggests coordination should be fostered between appropriate planning agencies/entities efforts in order to ensure that the goals of the byway are considered in land use policies and decisions.

### **Goal P. Protect key viewpoints, view corridors and visually important lands within the Copper Mountain Subbasin.**

- Policy/Action 1. Ensure that future development within the subbasin is designed in a manner that enhances and protects the area's surrounding natural environment.
- Policy/Action 2. Design guidelines consistent with those identified in this subsection addressing Visual Design and Built Environment shall be included in any PUDs or major amendments to PUDs in the subbasin.

### Visual Design Guidelines

The scenic mountain landscape surrounding the developed resort area of Copper Mountain largely defines its character. Protection of views to these mountain backdrops is one of the community's highest priorities.

As such, every effort should be made to protect the views enjoyed by residents and visitors.

Policy/Action 3. Retain views of the Tenmile Range, Copper Mountain and the hillside north of I-70 to the maximum extent practicable. These public open spaces should be identified as part of the visual analysis described below.

- Any residential or commercial development occurring in the Ten Mile Neighborhood (east of State Hwy 91) should be restricted to the valley floor, so that development does not extend onto the slopes of the Tenmile Range. Construction of an alternate recreation path on the east side of Ten Mile Creek is acceptable provided environmental constraints are avoided to the maximum extent practicable.
- With the exception of the West Neighborhood, residential development should be confined to the valley floor and should not extend up the slopes of Copper Mountain.
- Any development on slopes in the West and Neighborhood should be minimized and done in an environmentally sensitive manner, with special emphasis on minimizing visual impacts.
- As part of any proposed PUDs or major amendments to PUDs in the subbasin, the applicant should provide a visual analysis that: identifies key viewpoints and view corridors within the subbasin; and establishes development guidelines for view corridor protection (e.g., building height limitations). The planning commission should review the proposed visual analysis and evaluate the analysis for its effectiveness in preserving key public viewpoints and view corridors within the subbasin.
- All new development proposals in the subbasin should be reviewed for consistency with protection of view corridors and viewshed design guidelines as established in any subbasin PUDs.

### Built Environment Design Guidelines

**Goal Q. Establish a quality and character of architecture, site development and landscape design that is appropriate to the Copper Mountain Subbasin.**

Policy/Action 1. Innovative design and diversity in architectural elements should be encouraged to avoid creating monotonous style while still promoting a sense of place and community.

Policy/Action 2. Building mass and architectural style should complement and provide a connection to, rather than compete with or ignore, the natural setting.

Policy/Action 3. Locate and design development to fit the land and to minimize visual impacts. Avoid excessive cuts and fills by stepping buildings down sloping sites and use retaining walls to minimize cut and fill slopes.

- Where retaining walls are used, they should incorporate natural materials (i.e. rocks and wood) to the maximum extent practicable.

Policy/Action 4. Wherever practicable, buildings should be located and oriented to provide maximum sunlight and minimize exposure to harsh climatic conditions such as cold winter winds and snow drifting.

### *Building Mass and Design*

Policy/Action 1. Break up the mass of buildings by utilizing variation in rooflines and building facades.

- Encourage larger buildings to step up in height, so that ends of buildings include single story or two story elements.

- Policy/Action 2. Variety in building design should be encouraged to avoid creating a monotonous architectural character.
- Policy/Action 3. Flat roofs, large building masses, and long linear building frontages should be avoided.
- Policy/Action 4. Avoid locating taller buildings in close proximity to each other in such a manner that a shadowed canyon effect is created.
- Policy/Action 5. The use of sustainable or native materials (e.g., wood, stone, heavy timber, beetle kill pine) in building design should be encouraged.
- Building and roofing materials should be non-reflective.
  - Window glass should not be heavily tinted or glazed such that it results in excessive glare or reflection.
- Policy/Action 6. Building colors should blend with natural surroundings and be limited in intensity.
- Policy/Action 7. Use of traditional historic building styles is encouraged.
- Policy/Action 8. Allow for vehicular access for loading, maintenance, emergencies and other necessary operations.
- Policy/Action 9. Satellite dishes, communications antennae and mechanical equipment should be planned as part of the roof so they are concealed from pedestrian viewpoints and overlooking development.
- Policy/Action 10. Snow shedding off roofs should be deflected from pedestrian areas by dormers, angled roofs, canopies, or other means.
- Policy/Action 11. Snow shedding plans should be provided for all buildings.

### *Parking*

- Policy/Action 1. Design and locate parking lots to maintain compatibility with the neighborhood and to protect the visual character of the area.
- Policy/Action 2. Where surface parking is used, parking should be designed to incorporate landscaping and other features that minimize visual impacts.
- Policy/Action 3. Avoid locating open parking immediately adjacent to buildings when the parking isolates buildings and provides barriers to pedestrian circulation.
- Policy/Action 4. Avoid large, unbroken, expansive parking areas by encouraging landscape islands.
- Policy/Action 5. Utilize landscaping and natural buffers to break up parking areas and provide screening and separation of parking from buildings and roads.
- Policy/Action 6. Encourage joint use of parking for mixed-use areas to minimize need for additional parking.

Policy/Action 7. Parking structures should have an attractive design that fits with the overall character of the subbasin.

#### *Landscaping Materials*

Policy/Action 1. Encourage use of landscape materials that complement both the built and natural environment.

Policy/Action 2. Use native plant materials and other plant materials that are suitable for the subbasin's mountain climate.

Policy/Action 3. Encourage use of drip irrigation for tree and shrub planting to maximize plant growth and quality while minimizing water consumption.

Policy/Action 4. All landscaping adjacent to areas requiring snow clearing by machinery must be designed with protective measures such as planters, rock walls, or other methods that prevent damage to the landscaping.

#### *Open Space/Natural Setting*

Policy/Action 1. Connect building fronts with pedestrian areas and outdoor open spaces, where practicable.

Policy/Action 2. Connect public plazas and pedestrian areas with the area's open space system, where practicable.

Policy/Action 3. In order to maintain views and preserve a feeling of openness, taller structures should be set further back or designed to step up and away from roadways and open space areas, where practicable.

#### *Signage/Lighting*

Policy/Action 1. Design signage, graphics and lighting in a consistent style compatible with a mountain resort community.

- Signage should be low key and coordinated with the architectural features and finishes of each building. "Character" signs with graphics illustrating the products or services offered are encouraged.
- Encourage lighting of roads, parking, plazas and pedestrian areas in a manner that provides for safety and security without overpowering the nightscape. Lighting should be low level and should not result in excessive glare or visual impact.

#### Village Center Design Guidelines

The Village Center Neighborhood is the focal point of the Copper Mountain Subbasin. As such, the carefully designed future development of the neighborhood is integral to creating a village core that is attractive to both residents and visitors.

**Goal R. The Village Center Neighborhood should be designed in a manner that is pedestrian friendly and provides an aesthetically attractive setting for its residents and visitors.**

The following design guidelines should apply to development in the Village Center Neighborhood:

- Policy/Action 1. A concentrated development pattern should occur within the main village, with an identifiable core or focal point.
- Policy/Action 2. A pedestrian friendly, auto-free environment should be provided which facilitates easy pedestrian flow and creates interesting areas for lingering, gathering and window-shopping.
- Policy/Action 3. Design commercial shop facades as individual entities, to strengthen their character and interest to the pedestrian. Continuous linear shop fronts are not acceptable.
- Policy/Action 4. A significant amount of outdoor public spaces, including spaces for outdoor gathering, dining, nature viewing, and people viewing should be provided.
- Policy/Action 5. Physical and visual access should be provided to natural areas for recreation and maintaining a close connection to nature.
- Policy/Action 6. The Main Village Neighborhood should have ready access to transit and pedestrian transportation systems.
- Policy/Action 7. Building heights should be kept to seven stories or less and designed to avoid impacts to basin view corridors. However, buildings may exceed seven stories when:
- The taller building incorporates unique architectural elements that provide visual interest and focus and is designed to ensure compatible transition with surrounding buildings.
  - View corridors are not impacted, consistent with the Visual Design Guidelines section.
- Policy/Action 8. Building facades should include architectural features including bay windows, balconies, dormers and facade detailing as textural elements, which strengthen the human scale and resort image.
- Policy/Action 9. Seating areas and restaurants overlooking pedestrian areas are encouraged.
- Policy/Action 10. Design should preserve sunlight on neighboring outdoor or indoor spaces (i.e., restaurants). Late afternoon sun is most important for outdoor use and activities.
- Policy/Action 11. A sun/shade analysis should be provided for all developments in the Village Center.
- Policy/Action 12. Outdoor display of goods or services should not interfere with pedestrian circulation.

#### Guidelines for Improving Appearance of Existing Uses

Some of the existing buildings within the Copper Mountain Subbasin contain large concrete facades and other features that provide an uninteresting visual appearance and are not in character with the surrounding mountain environment. Various techniques (e.g., additions of attractive awnings, landscaping, new building siding) could be used to improve the appearance of these buildings. Similar techniques could be used to develop more attractive public spaces and plazas.

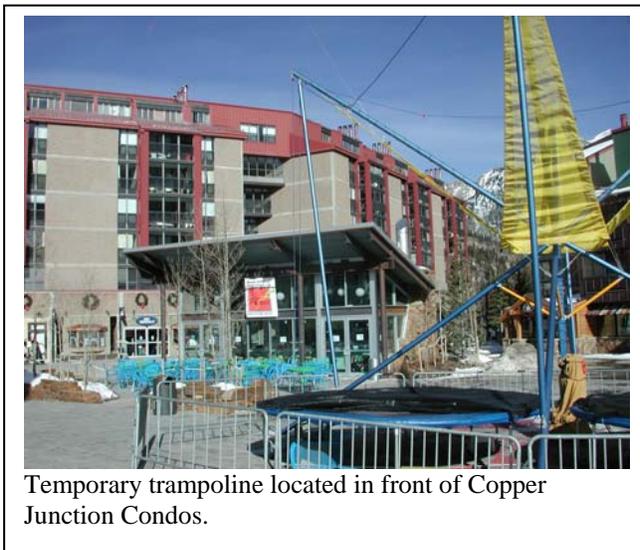
**Goal S. Encourage the improvement of the appearance of existing buildings and facilities within the Copper Mountain Subbasin.**

Policy/Action 1. Encourage all property owners to improve the appearance of buildings and facilities that they have direct ownership and control of (e.g., skier services buildings, maintenance buildings, increased landscaping by parking lots, screening or inside storage of materials and vehicles currently stored outside).

Policy/Action 2. Improve the existing appearance of the East Village, A-Lift, and Ten Mile Neighborhoods by:

- Implementing an aggressive landscaping program to screen views of the Corn and Triple Treat parking lot, and buildings in the Ten Mile Neighborhood (i.e., sewer treatment plant).
- Outside storage and vehicles should be moved within storage buildings or should be heavily landscaped and screened.
- Temporary buildings eventually should be replaced with permanent buildings.

### Open Space and Recreation



Open space is one of the defining features of the Copper Mountain Subbasin. Forested mountainsides, stream and wetland areas and meadows are found in many subbasin locations. In addition, open grassed and landscaped areas and golf courses define another type of open space, one that has been altered from natural conditions but still presents an open and predominately green landscape for people to view. Finally, small pockets of open land within the more developed areas of the subbasin provide refuges for visitors and residents to linger and play.

During the 2008 amendment to the Copper Mountain Resort PUD the resort operator prepared a recreation plan and incorporated it

into the Copper Mountain Resort PUD designating areas of active and passive recreational uses.

Recreational activities of one type or another are commonly found in association with open space lands. This subsection addresses how open space and recreation issues should be addressed as growth occurs in the subbasin.

**Goal T. Promote and where appropriate preserve open space areas within the Copper Mountain Subbasin to enhance the area's environmental, aesthetic and recreational qualities.**

Policy/Action 1. Areas to be used for open space purposes are identified on the Subbasin Plan Land Use Map. The overall intent of the map is to identify environmentally sensitive areas and other features important for open space values. Any proposals that would significantly deviate from the open space land use designations on the Land Use Map will require an amendment to the subbasin plan. Minor encroachments in areas identified as open space on the Land Use Map should be allowed without an amendment to the subbasin plan. These minor encroachments are limited to the following exceptions:

- Crossings for roads and utilities may be allowed within open space areas, provided they are designed in a manner that minimizes visual and environmental impacts and no other practical alternative exists.
- Minor encroachments of resort support structures that serve active recreational uses may be allowed within open space areas, provided that the encroachment does not significantly diminish the value of the open space area being preserved.
  - Small buildings accessory to the active recreation use (e.g., restrooms, ski lift buildings) may be allowed within areas designated for open space/active recreation.
- Certain resort support uses such as snowmaking pipelines, irrigation systems, wells and chair lifts may be allowed in open space/active recreational areas.
- Any land use activities within the Ski Area Neighborhood, provided that the land uses are consistent with those identified under the Land Use Ski Area Neighborhood section of this plan.

Policy/Action 2. Land uses in open space areas identified on the Subbasin Plan Land Use Map are generally restricted to open space and recreational activities. Two types of open space and recreational land uses are identified:

- Open space and active recreation uses (e.g., golf course, ski area, tennis courts, soccer fields).
- Open space and passive recreation uses (e.g., river corridor, trails, wetlands, critical habitat areas, hiking, nordic skiing, horseback riding)

Policy/Action 3. Developed recreational uses and facilities should not be located in areas designated for open space and dispersed recreational uses.

3.1 Visually important lands should be preserved as open space whenever practicable.

Policy/Action 4. Where practicable, meadows and open landscape areas within development areas should be preserved by integrating them into the subbasin's open space system.

#### Linked Open Space and Trails Network

**Goal U. Promote the development of a linked open space and trails network in the Copper Mountain Subbasin.**

Policy/Action 1. Open space areas should be tied together with a trail system, where practicable, to create a linked open space system throughout the subbasin.

Policy/Action 2. At a minimum, pocket parks should be included within the East Village and Village Center Neighborhoods and should be connected to the overall open space system.

Policy/Action 3. The West Tenmile Creek corridor is a key open space feature that provides a continuous greenbelt linkage through the subbasin. Because of its importance, the entire corridor should be designated for open space purposes.

#### Recreation and Trails

**Goal V. Provide for a wide range of recreational activities within the Copper Mountain Subbasin.**

- Policy/Action 1. Active recreational uses and facilities are important components of the area's overall open space and recreational system and should be provided in adequate amounts to meet the recreational needs of the subbasin's residents and visitors.
- Policy/Action 2. The recreation areas and facilities shown on the Copper Mountain Resort PUD Recreation Plan shall be preserved and maintained as important resort amenities and shall not be changed or eliminated unless such areas and/or facilities are replaced with other similar areas and/or facilities.

### Trails, Trailheads and Pedestrian Paths

A number of key public trails and trailheads are found on the edges of the subbasin. Among these are the Gore Range Trail and its southern terminus in the North Neighborhood, the Wheeler/Colorado/Continental Divide Trail in the Ten Mile Neighborhood, and the Guller Creek/Colorado Trail at the western edge of the subbasin. The Colorado Trail was reconstructed and has a formal route through the subbasin (primarily located in the Ski Area Neighborhood). Hikers, horse riders and mountain bikers primarily use the national forest trails. Trails entering the Eagles Nest Wilderness Area are closed to bicycle use. As development within the subbasin continues, it will be critical to provide pedestrian and bicycle transportation routes as alternatives to motorized vehicle use.

During the 2008 amendment to the Copper Mountain Resort PUD the resort operator prepared a trails plan and incorporated it into the Copper Mountain Resort PUD. The plan envisions an extensive trail system throughout the resort area. A key element in the plan includes the establishment of a separated recreation trail route through the subbasin, which connects the Ten Mile Canyon Recpath and the Vail Pass Recpath.

### **Goal W. Promote the development of a trail and pedestrian system that addresses the needs of multiple trail users in the Copper Mountain Subbasin.**

- Policy/Action 1. Encourage establishing low-impact hiking and interpretive facilities in appropriate locations, preferably in more accessible areas, to educate area visitors and residents on important environmental functions and processes occurring in the subbasin. These activities and facilities should only be allowed after review by appropriate agencies with expertise in environmental protection (e.g., Division of Wildlife, U.S. Army Corps of Engineers).
- Policy/Action 2. As development within the subbasin occurs, maintain or improve trailhead parking and access to trails such as the Wheeler Lakes/Gore Range and the Wheeler/Colorado/Continental Divide trailheads (refer to Significant Summer and Winter Routes Map).
- Policy/Action 3. Commercial trail uses (e.g., equestrian operations, cross country skiing) should be focused in areas that have already been heavily impacted (e.g., the front (north) side of Copper Mountain Ski Area) and should avoid environmentally sensitive areas.

### Recpath

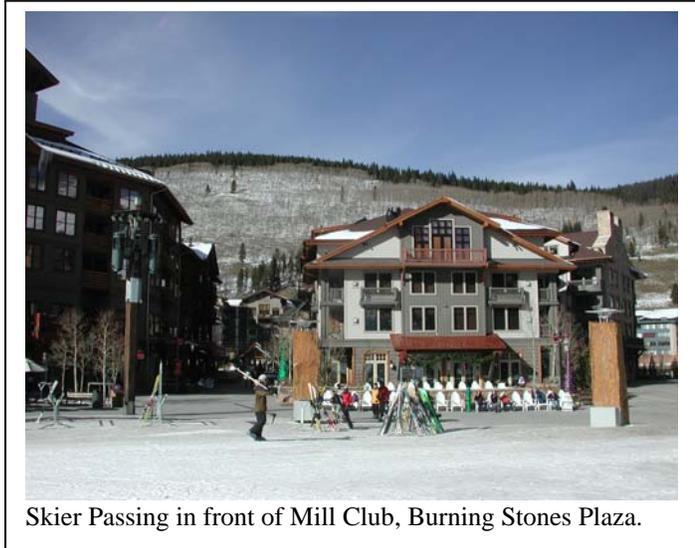
- Policy/Action 4. Copper Mountain Resort and Summit County should actively pursue U.S Forest Service approval to establish and construct a recreation path from an area near the intersection of Copper Road and Hwy 91 to the top of Freemont Pass.

Policy/Action 5. Easements should be granted to the county for significant summer and winter routes and other important trails in the subbasin to ensure use in perpetuity.

### **Economic and Community Sustainability**

Many destination ski resorts are beset by a challenging economic situation. This situation is characterized by high visitation during peak ski season followed by low visitation in the shoulder seasons and summer (“off season”). As a destination resort, Copper Mountain Resort feels the effects of the fluctuations in seasonal visitation and lack of off season activity.

In this regard, it is felt measures could to be taken to bolster economic activity and create more year round opportunities at Copper Mountain Resort. This in turn could make the Resort more sustainable. Strategies that may be developed to guide the Resort toward being more sustainable could be based on an underlying premise of the need to develop a heightened sense of community. Existing residents, property owners, Resort Operator, The Village Company and other stakeholders at Copper should continue to engage in and expand discussions on means to broaden economic opportunities and sustainable community development activity. Encouraging civic and cultural activities, and community events that better balance social, cultural and economic goals could make the Resort a more livable and vibrant year round community in the future.



Skier Passing in front of Mill Club, Burning Stones Plaza.

### **Goal X: Foster economic vitality, a sense of community, and heightened cultural and civic consciousness.**

Policy/Action 1. Stimulate activities or actions to involve existing resident, property owners, Resort Operator, The Village Company, and other stakeholders in building a stronger sense of community and engagement. For example, this could be accomplished through initiating discussions in future amendments to the Subbasin Plan, major amendments to the Copper Mountain Resort PUD, affordable workforce housing projects, encouraging more opportunities for permanent residency.