

TOWN OF BRECKENRIDGE

**Denison Placer Rental Housing
Architectural Services for Building and Site Design**

REQUEST FOR PROPOSALS

December 17, 2014

SECTION I: TERMS AND CONDITIONS

A. Invitation

Qualified individuals, firms or consortiums are invited to submit a sealed proposal to the Town of Breckenridge (“hereinafter referred to as “TOWN”) to provide design services for site planning and building design for affordable rental housing located on three adjacent properties owned by the Town of Breckenridge and Colorado Mountain College (CMC) on Block 11 of the Airport Subdivision.

The purpose of this solicitation is to bind a competent, experienced consultant into a formal Agreement with the TOWN to perform the work described in the Request for Proposals. The complete Request for Proposals document can be obtained at the Town of Breckenridge, Department of Community Development, located at 150 Ski Hill Road, Breckenridge, Colorado.

This invitation should not to be construed as a commitment of any kind on the part of the TOWN or CMC, nor does it commit the TOWN or CMC to pay for any costs incurred in the submission of a proposal package, nor for any costs incurred prior to the execution of a formal Agreement. The Town will be the lead entity in this RFP and consultant selection process.

B. Procurement Schedule

To be considered, proposals must be received by the TOWN at the following location before 3:00 p.m. on January 26, 2015. Please try to limit the length of the proposals to 35 pages or less.

Town of Breckenridge
150 Ski Hill Road
P.O. Box 168
Breckenridge, CO 80424
Attn: Town Clerk

Any proposal received after that time shall not be considered, and shall be returned unopened to the proposer. Electronic or fax submittals shall not be considered. Procedural and technical questions are to be submitted in writing to Peter Grosshuesch, Town of Breckenridge Community Development, at peterg@breckgov.com by 5:00 p.m. on Monday, January 12, 2015.

To be considered, individuals are required to adhere to the following schedule for this procurement:

Pre Proposal Conference (required)	Wednesday, January 7, 2015	1:00 p.m.
Site Visit (required)	Wednesday, January 7, 2015	2:00 p.m.
Deadline for questions	Monday, January 12, 2015	5:00 p.m.
Proposals Due	Monday, January 26, 2015	3:00 p.m.
Interviews	February 4-5, 2015	TBD

The pre-proposal meeting will be held at the Breckenridge Town Hall, 150 Ski Hill Rd., Breckenridge, CO.

However, TOWN shall be under no obligation to comply with the schedule shown above, provided that all prospective proposers or other interested parties known to the TOWN shall be notified equally of changes made to this schedule by the TOWN within a reasonable time after such changes are made. In no event shall any proposer have any redress to the TOWN, be it financial or otherwise, in the event that the TOWN alters this schedule in any way. Responsibility for submitting the proposal to the TOWN on or before the above stated time shall remain solely and strictly that of the proposer. The TOWN shall in no way be responsible for delays in the delivery of any proposal by U.S. mail or any other method of conveyance. The TOWN shall not be responsible for premature opening of proposals that are not marked properly as described above.

C. Form of Response

This subsection contains detailed instructions to which proposers must adhere in the preparation and submittal of proposals to the TOWN.

Proposers are advised that proposal content and completeness are most important, and that clear and effective presentations are preferred, with unnecessarily elaborate, decorative or extraneous materials discouraged. The proposal shall be submitted on plain 8.5" by 11" paper single-spaced and using full margins, except as desired by the proposer for emphasis or effect. Each section within the proposal shall be clearly defined for easy reference.

Proposal: One (1) original copy of the proposal, bound together with all required attachments and a CD with the proposal in a PDF format. The proposal shall be submitted in a sealed envelope and clearly marked with the following information: (a) the phrase "Town of Breckenridge Block 11 Affordable Housing – Attention Peter Grosshuesch" (b) the date and time specified for receipt of proposals; and (c) the name and address of the proposer.

The proposal shall contain the following information and attachments:

- **Cover Letter:** Identify the proposer's name, mailing address, telephone number and contact person(s). The letter must be signed by the proposer, and should be limited to one (1) page. Consortiums, joint ventures or teams submitting proposals, although permitted and encouraged, will not be considered to be responsive unless it is established that all contractual responsibility shall rest solely with one firm or one legal entity, which shall not be a subsidiary or affiliate with limited resources. Indicate the entity responsible for execution on behalf of the team.
- **Organizational Information:** Provide a statement of the proposer's corporate status and background, including but not necessarily limited to the following: Legal status; organizational structure; current list of owners, officers and principals; management philosophy; brief history; type(s) of business conducted; business locations and facilities; customer base; and ability to obtain the required insurance.

- **References:** List any similar projects including experience with affordable housing, work with municipalities similar to Breckenridge, experience in Colorado mountain towns, that have been performed by the proposer.

Provide the following information for each reference:

Client Name: _____
 Address: _____
 Contact Person: _____ Telephone: (____) _____
 Project Dates: _____
 Project Description _____
 Original Project Budget: _____
 Final Project Cost: _____
 Explanation of variation from original budget to final project cost: _____

- **Project Manager and Personnel:** Describe the qualifications, experience, and availability of the proposer's candidate for project manager. Proposers are advised that failure to provide the individual selected as project manager as indicated in the proposal may constitute cause for cancellation of contract award or termination of any Agreement between the TOWN and the proposer. Additionally, describe other key personnel who will contribute to the Project with appropriate expertise in multi-family residential design and construction. Such descriptions shall include, but not necessarily be limited to name and job title, years of experience, qualifications, expertise, hourly billable rate and availability. Include resumes as available.
- **Project Approach:** Describe the approach that the proposer would take in designing the project to meet the Town needs. Project approach should be concise. Design processes and elements should be detailed in this section of the proposal. Any other creative or innovative ideas should be detailed in this section.
- **Project Schedule:** Provide an estimated schedule that includes constraints, critical issues, meeting dates, review periods and delivery of documents. The proposer is required to review the site and attend the pre-proposal conference to determine the scope of the project. The Town is pursuing a schedule that would allow for completion of 100% Schematic Design (site plan, elevations, floor plans, preliminary cost estimate) by June 2015.
- **Fee Schedule:** Proposal shall include a fee schedule for each phase; include the names of key staff involved in each phase and the estimated billable hours attributed to each staff member. Provide a complete line item budget for the work with explanations as necessary to complete the Project as specified in the RFP, its attachments and other documents referenced. Each proposer shall certify that its price proposal shall remain valid for a period of at least one hundred and twenty (120) days. In the event that a contract award by the TOWN is delayed beyond the 120-day period, such award shall be conditioned upon the proposer's acceptance.
- **Financial Information:** Provide a statement of the proposer's financial condition relative to the performance of this Project, specifically addressing ability to finance and maintain cash flow during the Project. Include an audited financial statement prepared by a certified public

accountant, consisting of balance sheet, income statement, applicable notes and disclosures, and statement of changes in financial position, of the proposer's firm covering the past three (3) fiscal years (or since commencement of operations, if less than three years), and an audited financial statement of any sub-consultant(s) proposed to perform twenty percent (20%) or more of the Project work, covering the past two (2) fiscal years. The most recent year's financial statements must include either an Auditor's Report Letter or an Accountant's Review Letter.

In the event the proposer intends to borrow any funds to finance any portion of the work pertaining to this Project, a letter of intent from the bank or other lending agency must be attached, indicating the minimum amount which will be loaned and the applicable percentage rate of interest to be charged. The letter of intent may contain the qualification that the loan will only be consummated upon award of a contract by the TOWN.

In lieu of the detailed financial statement described above, a statement that indicates your company's financial health and stability to cover the project will be accepted. More detail, as described above, will be required upon selection.

Financial information submitted to establish the financial capability, price proposal, overhead rates, and other aspects of the proposer's fiscal condition shall be handled as confidential data and utilized on a "need-to-know" basis for proposal evaluation. The TOWN shall make all reasonable efforts to avoid disclosure to parties unrelated to the proposal evaluation process.

- **Statement of Insurance:** The proposer must provide the minimum insurance coverage levels specified below and give evidence of same with copies of certificate(s) of insurance or letter(s) of intent to provide insurance from competent provider(s) doing business in the State of Colorado with an "A" rating as shown in the most recent edition of "Best's Insurance Reports."
 - General Liability \$500,000 per occurrence and \$1,000,000 aggregate.
 - Workers Compensation Insurance per Colorado Revised Statutes.
 - Comprehensive Automobile Liability \$500,000 per occurrence.
- **Attachment A:** Acknowledgment of Receipt of RFP Packet and Addenda: This form must be completed and signed by the proposer, and attached to the proposal. The form is attached to this RFP.

Any proposal not submitted in this format shall be deemed to be non-responsive and shall not be considered further by the TOWN. The signer of the proposal must declare that the only person(s), company or parties interested in the contract as principals are named herein; that it is, in all respects, fair and in good faith without collusion or fraud; and that the signer of the proposal has the authority to bind the principal firm.

D. Selection Process

Each responsive proposal received by the TOWN shall be evaluated in a consistent manner as described in this subsection. A responsive proposal is one, which complies with all material aspects of the solicitation, both as to the method and timeliness of submission, and as to the

substance of any resulting contract. Prospective proposers are advised to submit all required forms, attachments, insurance certificates, and other information as requested in the RFP. The TOWN at its discretion intends to identify up to three (3) proposers who are considered to be best qualified to perform the work required by the TOWN.

An evaluation committee comprised of Town and CMC staff will review all responsive proposals. Proposals will be evaluated on the completeness, ideas, process, qualifications, experience, schedule and price.

At the Town's option, the best qualified firms may be invited to participate in oral interviews with the evaluation committee for the purpose of clarifying and confirming offerings and assertions made in the proposals.

The TOWN reserves the right to delay making an award as necessary to permit proper study and analysis of all proposals received, to split award on proposals, to reject any or all proposals received, and to make a pre-award survey to determine the capability of any or all proposers. The TOWN reserves the right to reject any or all proposals if it believes there is a sound documented business reason for doing so, and to negotiate matters of Consultant performance, project schedule and other issues not directly related to the proposal price submitted prior to awarding a contract. The Town reserves the right to negotiate the need for proposed project phase line items. The TOWN further reserves the right to cancel the procurement process at any time during the evaluation process if it appears that the proposals received are not suitable for any reason whatsoever.

E. Pre-proposal Conference

A pre-proposal conference will be at the offices of Town of Breckenridge, 150 Ski Hill Road, on Wednesday, January 7, 2015, at 1:00 p.m. MST, in the lower level conference room for the purpose of reviewing the project and responding to questions or clarification regarding the contents of this RFP. Proposers are required to attend the pre-proposal conference.

F. Inquiries

Any and all proposers may make inquiries in writing to TOWN at any time prior to Monday, January 12, 2015, at 5:00 p.m. Any written question of a proposer regarding the meaning or interpretation of the RFP, work scope, specifications, etc., must be submitted to the TOWN prior to the above-specified date. All clarifications given to any prospective proposer shall be similarly furnished to all prospective proposers in summary form as an addendum to this RFP if the lack of such information could reasonably be considered prejudicial towards uninformed proposers. No technical assistance shall be given by the TOWN to any proposer in preparation of its proposal.

Written inquiries shall be directed to:

Peter Grosshuesch
Community Development
P.O. Box 168
Breckenridge, Colorado 80424
Fax # 970 547-3132

peterg@townofbreckenridge.com

The TOWN shall provide a copy of its written response to any inquiries received to all proposers made known to the TOWN.

G. Addenda

Any or all changes, additions, or clarifications in connection with this RFP shall be issued by the TOWN in the form of written addenda. Each proposer must sign the "Acknowledgment of Receipt of RFP Addenda" form (Attachment A) and submit the executed form with its proposal. Oral comments, responses and/or representations shall not be binding upon the TOWN.

H. Consideration of Proposals

The TOWN reserves all rights to investigate the qualifications of any and all individuals and firms under consideration, to perform a financial audit of one or more firms, to confirm any part of the information furnished in a proposal, and to require further evidence of managerial, financial or professional capabilities which are considered necessary for the successful performance of work described in this RFP. The TOWN reserves the right to reject any or all proposals and to waive informalities and minor irregularities in proposals received.

I. Disclosure of Proposal Contents

All proposals and supporting documents, except such information that discloses proprietary or financial information submitted in response to qualification statements, becomes public information held in custody of the TOWN after the proposal submittal date given in this RFP. The TOWN assumes no liability for the use or disclosure of technical or cost data submitted by any proposer.

Nevertheless, if a proposal contains information that the respondent does not want disclosed to the public, or used for any purpose other than the evaluation of this offer, all such information must be indicated with the following or similar statement:

"The information contained on pages _____ shall not be duplicated, used in whole or in part for any purpose other than to evaluate the proposal provided; that if a contract is awarded to this firm as a result of the submission of such information, the Town of Breckenridge shall have the right to duplicate, use or disclose this information to the extent provided in the contract. This restriction does not limit the Town of Breckenridge's right to use the information contained herein if obtained from another source."

All such nondisclosure items specified in the proposal shall be subject to disclosure as provided in Part 2 of Article 72 of Title 24, C.R.S. ("The Colorado Public Records Act") or as otherwise provided by law

J. Original Proposal

The successful proposal must be an original work product of the submitting individual, firm or team. Copying, paraphrasing, or otherwise using significant portions of the work product of another organization when presenting a proposal to the TOWN shall not be permitted. Failure to adhere to this instruction may result in the rejection of the proposal.

K. Investigation of Conditions

All proposers are encouraged to review this RFP carefully and to investigate all conditions involved in the execution of work. The selected firm shall not be allowed additional compensation for items on which it has failed to inform itself prior to the opening of proposals.

L. Withdrawal of Proposal

Prior to the due date indicated in the RFP packet, any proposer may withdraw its proposal submitted to the TOWN by written, telegraphic, or fax notification, or in person by a firm principal or authorized representative, provided his/her identity is made known and a receipt is signed for the return of the proposal. Regardless of form, such notice must be in written form and received by the TOWN prior to the hour and date specified for receipt of proposals. After proposals are opened as prescribed herein, no proposal may be withdrawn for a period of one hundred and twenty (120) calendar days. Negligence on the part of a proposer in preparing its proposal shall not confer a right of withdrawal after the date proposals are received by the TOWN.

M. Single Proposal Response

In the event that only one (1) proposal is received in response to this RFP, the TOWN may require assistance from the single responsive and responsible proposer in the preparation of a proposal price analysis in order to determine whether the single proposal received by the TOWN is fair and reasonable.

N. Conflicts and Inconsistencies

In the event of a conflict or inconsistency between any of the RFP and attachments, including drawings, specifications, and the Sample Agreement or Appendix thereto, the Town shall resolve such conflict or inconsistency and provide written notice of the single interpretation to all known proposers by written addendum.

O. Contract Award

The TOWN maintains the right, but shall be under no obligation, to award a contract to the responsive and responsible proposer whose offer is deemed by the TOWN to be most advantageous to the TOWN as determined by capability, qualifications and other factors set forth herein.

P. News Releases

Written approval by the TOWN is required prior to any public disclosure regarding this RFP or any subsequent awards.

Q. Cost of Proposal Preparation

The TOWN shall not be liable for any costs or expenses incurred for preparation of proposals submitted in response to this RFP or for any other cost incurred prior to issuance of a formal Notice to Proceed. Proposers shall not include such expenses as part of the price proposed. The TOWN shall be held harmless and free from any and all liability, claims or expenses whatsoever incurred by, or on behalf of, any person or organization responding to this RFP.

R. Omission of Details

No advantage shall be taken by any proposer as a result of the omission of any parts or details which are necessary for the provision of detailed design and engineering services even though such details may not be mentioned in this RFP.

SECTION II: SCOPE OF SERVICES

A. Background

The Town of Breckenridge (TOB) is collaborating with Colorado Mountain College (CMC), together referred to hereafter as the parties, for the purpose of planning and constructing an affordable, multi-family rental housing development on adjacent parcels owned by each of the parties at the south end of CMC's campus in Breckenridge. The charge of this scope of services will be for the architect to help the parties identify the size, configuration, site boundaries, number and type of residential units (a minimum of 60 apartment units), site plan, floor plans (studios, 1br and 2br units) and other usual elements included in architectural services for the development of such a project. Architects having relevant mountain development and affordable housing design experience are preferred. You may contact Peter Grosshuesch at peterg@townofbreckenridge.com for a link to a property survey.

The Parties are looking for a design that will take into consideration and compliment the layout and future plans for the CMC campus, the Town's master plans for Block 11 and the adjacent "River Parcel" park, and any previous agreements pertaining to the parties affecting the use and development of their properties. The design of the buildings and lay out of the site plan should be sensitive to the prominent visual location of the site along the entry corridor to the Town.

The parties intend to utilize Low Income Housing Tax Credits (LIHTC), in part, for the funding of the development. The project architect will be expected to coordinate with TOB staff and other consultants associated with the development of the LIHTC application.

The parties desire for the development to be "green" in all aspects of its design and operation. The parties would like for the development to meet a LEED or equivalent standard, however we do not intend to actually pursue the award of the LEED designation due to the costs of commissioning and certification.

The goal of the proposed scope of services is to perform the programming and architectural design of the site and buildings. The project includes determining the sequence of building construction, and construction staging. The Town's ongoing project to harvest dredge rock on Block 11, and returning it to a compatible grading design and utilities planning for the Town's housing plan for the balance of their Block 11 ownership, will be developed by the consultant and be taken into account in the design and phasing of this development. The impact to current programs at CMC shall be considered. Access to current facilities must be provided throughout all construction activities.

All new buildings shall be designed to follow the Town of Breckenridge Development Code and related Building Codes, as well as any specifications required by or recommended in relation to market studies and or participation in the LIHTC program.

Proposers should include a timeline with each phase broken out. The phases should specify the costs associated with performing the work in each of the phases, the estimated billable hours for each phase, and who on the proposer's team will be working on each phase, and an estimate of their hours needed to complete that phase.

B. Scope of Work

The proposals should be broken out into the following design and planning phases. There will likely be a "go-no go" decision following the completion of phase 1, where the parties will determine whether or not to proceed with the project. There may be direction given for significant revisions to the plan at that time.

Phase 1A Programming – Phases 1A and 1B will be performed concurrently
Identify parcel boundaries, size, configuration; building types; dwelling unit count; space allocation and preliminary building floor plan layouts each building, based on input and direction by the parties for the properties identified as PHASE 1A on the attached map.

The design should accommodate the parties' desire to attain the equivalent of LEED or Green Globe certification in each of the buildings constructed.

The selected architect will provide an opinion of costs for the parties to use for budgeting the construction phase.

Phase 1B Block 11 – (see attached map)

The Town's existing concept plan for housing on the balance of Block 11 (Block 11 Plan) will require that the utilities and other associated infrastructure be compatible with the development of the subject property. Therefore, the consultant should plan at a conceptual level, the general alignment of those infrastructure elements based on the Block 11 Plan. The Town also desires to have designed in this task 1B, a preliminary grading concept plan and a plan for the dredge rock removal, as well as conceptual drainage requirements.

We suggest the consulting team include an Architect, Civil Engineer

Phase 1C CMC Property

For Colorado Mountain College, a programming exercise for the potential buildout of the campus is needed in order to assess the best configuration and size of the subject affordable rental housing project. The consultant will be working directly with CMC staff in the formulation of the program for the campus, taking into account the existing campus layout, easements, previous planning studies, and agreements with other parties that affect the use of the property.

Phase 2 Schematic Design – This phase will expand on the Programming Phase with the development of more detailed sketches, drawings and preliminary treatment options. The Schematic Design Phase will fit the programming into the space using sufficient detail to show that the design meets the requirements identified in the Programming Phase. This includes drawings that show location and size of all the components required by the Town and all other

uses identified. This will also include evaluating code compliance of all design elements. This phase will also include structural, electrical and mechanical schematic design sketches that outline where these systems will be located. An opinion of cost will be provided by the proposer. The proposer will be required to attend a Town Council meeting to present the project plans once the schematic design is completed.

Phase 3 - Design Development – This phase will develop the design to a point where the size and shape of each space is determined along with materials, room finishes, treatments, and furnishings specified. This phase will also include ensuring that the design will meet codes and the structural, electrical and mechanical designs are sufficient. The proposer will be required to attend a Planning Commission hearing and provide a Town Council work session presentation of the project once the DD phase has been completed.

Phase 4 - Construction Documents – This phase will complete the design of the building so that a complete set of construction documents can be used for bidding and final pricing by the contractor. These documents will become a part of the construction contract. These documents shall include construction staging and phasing plans. The Town anticipates the completion of CD's that allow for permitting and contracting to be completed in time for an April 2016 construction start.

Phase 5 - Construction Administration – The proposer will provide a cost for review of submittals, substitution requests, construction inspection at critical points, and advice to the owner on issues that arise during construction. This phase will be at the option of the Town of Breckenridge.

The contract with the successful bidder will specify that notice to proceed with each successive phase of the design and construction will be at the discretion of the parties.

C. Schedule of Deliverables

The proposer will submit the following deliverables, perform the following activities and produce the following specified work product.

1. Programming Report addressing the scope of work as described above.
2. Schematic Design Plan as described above.
3. Design Development Plan as described above.
4. Construction Documents as described above.

SECTION III: SUBMITTAL FORMS

PROPOSAL SUBMITTAL CHECKLIST

This form must be completed and returned with the proposal submittal.

Description	Proposer's Initials	Town's Initials
Signed Cover Letter		
Organizational Information		
References		
Project Management and Personnel		
Project Approach		
Project Schedule		
Fee Schedule		
Financial Information		
Statement of Insurance		
Attachment A - Acknowledgment of Receipt of RFP Packet and Addenda		

Signature of Proposer: _____

Company: _____

Date: _____

ATTACHMENT A

**ACKNOWLEDGMENT OF RECEIPT
OF ADDENDA**

The undersigned hereby acknowledges receipt of the Town of Breckenridge Request for Proposals (RFP) addenda issued during the procurement process.

Addendum #1: _____ dated _____

Addendum #2: _____ dated _____

Addendum #3: _____ dated _____

Failure to acknowledge receipt of all addenda may cause the proposal to be considered non-responsive to this solicitation.

Name of Proposer: _____

Signature of Proposer: _____

Date: _____

ATTACHMENT B

Town of Breckenridge
 Engineering Department
 First Round Consultant Proposal Evaluation Form- EXAMPLE

EVALUATION CRITERIA	VALUE	FIRMS SUBMITTING PROPOSALS									
RFP Quality	10										
SIMILAR PROJECTS EXPERIENCE & TEAM QUALIFICATIONS	20										
ESTIMATING & COST CONTROL CAPABILITIES	20										
PROJECT APPROACH	25										
FEE SCHEDULE	15										
REFERENCES	10										
TOTAL	100										

Denison Placer/Block 11

Phase 1C
CMC
Property

PHASE 1A
CMC
Property
Housing Site >1 acre

PHASE 1A
TOB Parcel
.58 acres w/road
and drainage easement

PHASE 1B
Block 11 Master Plan
TOB- Lot A-1
24.8 acres

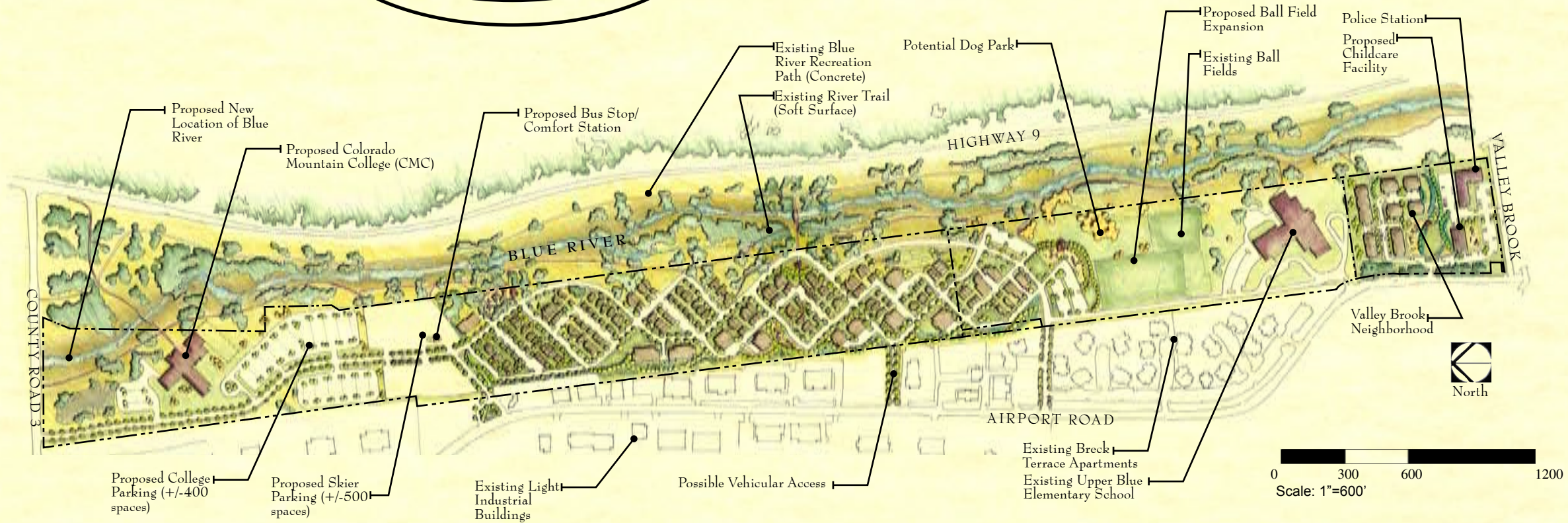
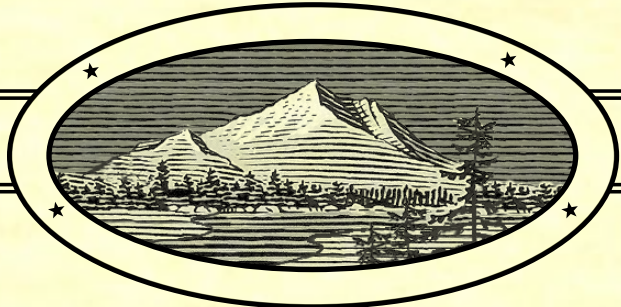
This community will represent the core values of Breckenridge in a tangible way that relates these critical issues to the residents of the Town, this neighborhood's residents, and the travellers along Highway 9. This is an opportunity to create a place that will represent Breckenridge as a whole.

The Concept Plan is based on several design principles:

- ◆ Create a framework that relates to the block spacing in historic Breckenridge and provides a pedestrian scale experience;
- ◆ Integrate this neighborhood into the immediate context as well as Breckenridge as a whole to create a feeling of connection to the entire town;
- ◆ Develop a philosophy of mixed blocks that contain a variety of housing types and residents with different economic levels;
- ◆ Capitalize on the flexibility that the mixed blocks provide to create a place that can develop over time and respond to the current market demands;
- ◆ Establish a unique and appealing gateway to the Town;
- ◆ Become a sustainable model community.

Framework

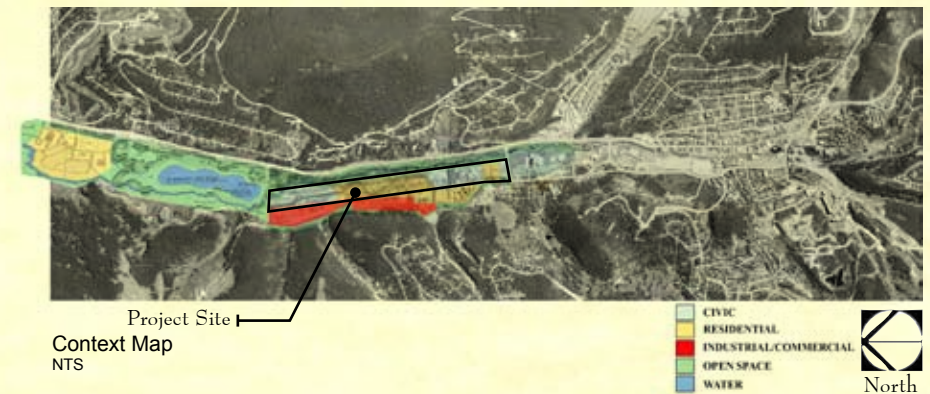
- ◆ The Block 11 framework uses an angled grid that responds to the river corridor and creates a diverse visual edge adjacent to Highway 9. This angled grid also creates opportunities for buffering the industrial uses along the western edge of the property.
- ◆ Three street types within the community create a hierarchy for the vehicular circulation: alley, the local town street standard, and the pedestrian neighborhood street.
- ◆ The block spacing is similar in size to the blocks within the historic town.



Residential Development Standards					
Standards	Single Family Attached		Multi-Family		
	Single Family Detached	Duplex or Triplex	Townhomes	Manor Home	Carriage Units
Maximum Number of Dwelling Units per Principle Structure	1	3	5	10	2
Minimum Lot Area :	3,500 s.f.	2,000 s.f.	2,000 s.f.	9,000 s.f.	NA
Minimum Unit Square Footage:	1,000 s.f.	800 s.f.	800 s.f.	600 s.f.	400 s.f.
Typical Minimum Lot Dimensions:					
Width	35 ft.	20 ft.	20 ft.	90 ft.	NA
Depth	100 ft.	100 ft.	100 ft.	100 ft.	NA
Minimum Building Setbacks: Principal Structure					
Front - (garage door)	15 ft.	15 ft.	15 ft.	15 ft.	NA
Front - (dwelling)	10 ft.	10 ft.	10 ft.	10 ft.	NA
Side - (dwelling)	5 ft.	5 ft.	10 ft.	10 ft.	NA
Rear - (dwelling)	20 ft.	20 ft.	10 ft.	10 ft.	NA
Minimum Building Setbacks: Detached Garage					
Side	5 ft.	0 ft.	NA	NA	NA
Rear - (lot line-no alley)	10 ft.	10 ft.	NA	NA	NA
Rear - (alley)	5 ft.	5 ft.	NA	NA	NA
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Number of Floors	2	2	3	3	2
Minimum Parking Spots per Dwelling Unit	2	1.5	1.5	1	1

General Notes:
 b.) Covered Porches may encroach into side setbacks a maximum of 2-feet.
 c.) Multi-Family buildings may have a reduced front setback of 5-feet when fronting a public green.
 d.) Minor building projections, including but not limited to: chimneys, brackets, corbels, window sills, pot shelves, window boxes, awnings, and bay windows, may project a maximum of 18-inches into setback areas.
 e.) Roof eaves may project into setback areas a maximum of 2-feet.
 f.) Porch steps may project into front and side setbacks a maximum of 2-feet.
 g.) All porches and minor building projections shall be located outside of required public utility easements.
 h.) This chart reflects a development scenario that creates lots and does not create footprint lots or condominium ownership for large areas of the project.
 i.) All Single Family Attached (Duplex, Triplex, and Townhome) and Multi-Family (Manor Home) setbacks reflect the entire building as the principle structure.

Valley Brook
 4.27 Acres including Easements,
 3.4 Acres w/o Easements
Block 11 - Excluding CMC Site
 27.44 Acres including Easements
 21.8 Acres w/o Easements



Architectural Character

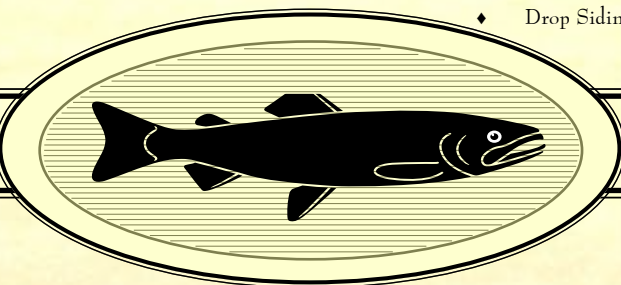
Much of the basis for the architectural character is from the historic areas of Breckenridge, to be influenced not imitated. The simple abstraction of historic styles that create the "Breckenridge Vernacular" is to be emulated. This new neighborhood will have a verity of appropriate styles and create its own character, keeping in mind it's critical place within the Town. As an important part of the entry sequence to Breckenridge, the community should represent a timeless image of quality, integrity, and sustainability. These values echo the past and future development vision for the Town.

The architectural character should not create shocking juxtapositions of contrasting styles. However, the buildings should create a harmony of styles that hold the community together through some basic elements, such as massing, roof pitches, proportion, articulation, scale, etc.

Materials

The following exterior wall materials will be encouraged:

- ◆ Board and Batten wood or cementitious siding
- ◆ Clapboard siding
- ◆ Drop Siding
- ◆ Lap Siding
- ◆ Shingle Siding (cedar, redwood, or cementitious)
- ◆ Brick
- ◆ Metal, Corrugated (used with discretion and subject to Town approval)
- ◆ Stone (natural or cultured)



MASTER PLAN

VISION

This community will become a seamless extension of the existing Town. A new place can be created that feels like it belongs to the greater whole because it is based on similar principles that guide its overall framework and design detail.

Integration of existing Community

- ◆ The master plan is designed so that the elementary school, CMC, and the existing commercial development all have sensible edges.
- ◆ There are several trail, roadway connections, and bus connection opportunities for access to the center of Town.

Mixed Blocks

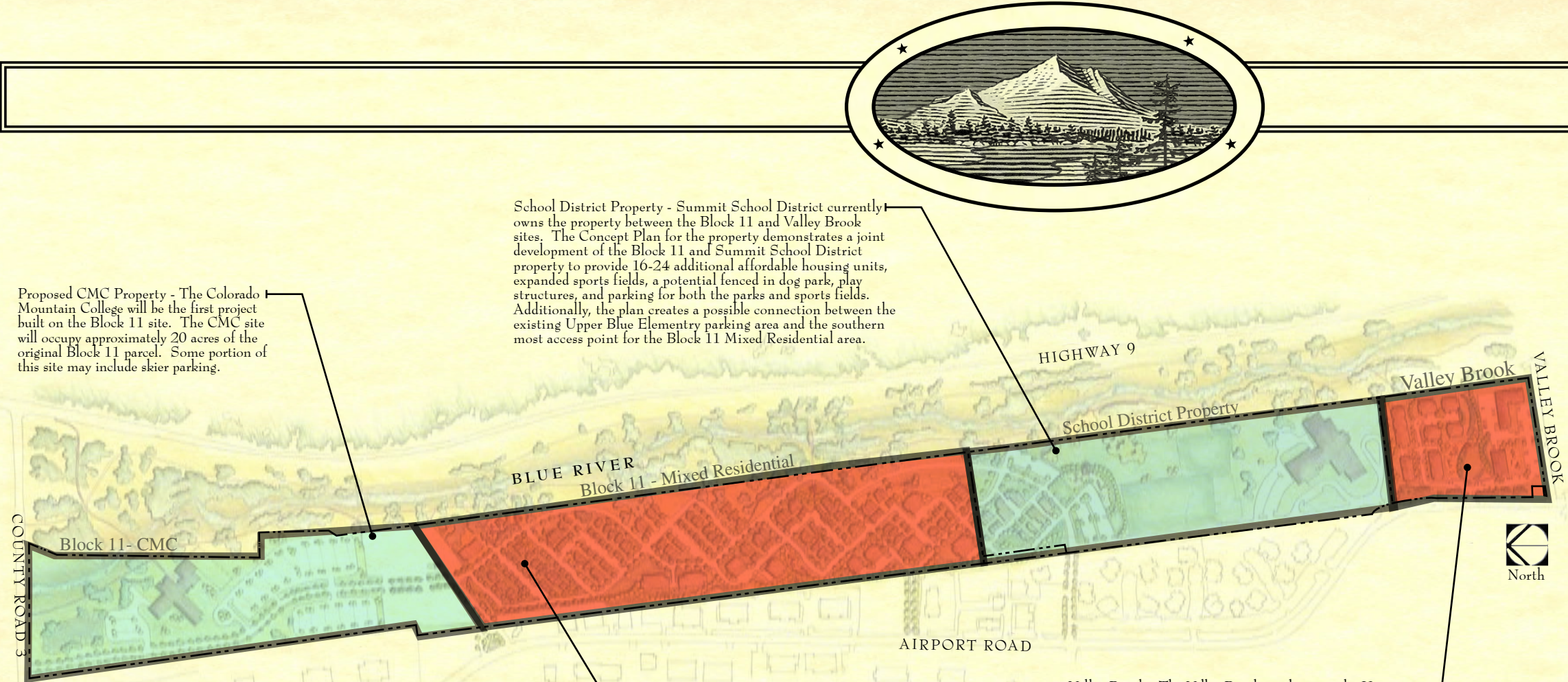
- ◆ The basic block spacing is designed to allow all types of prototypical housing so that the blocks reflect the variety of housing within the historic Town areas.
- ◆ The mixed blocks also allow for a diverse street scene and a variety of residential housing types.
- ◆ The flexibility inherent to the plan will allow for the neighborhood to be developed over time and to meet market demands as needed.

Visual Character

- ◆ The angled blocks enhance visual experience along Highway 9, creating open space focal points within the neighborhood.
- ◆ The mixed blocks allows for a diverse street scene.
- ◆ Design Guidelines will establish a standard of quality for all housing types.

Sustainability

- ◆ This community will reflect the sustainable values of the Town by creatively approaching energy generation/use, drainage, use of materials, and impacts.
- ◆ All aspects of the neighborhood will be evaluated for it's potential sustainable contribution.



Block 11 Mixed Residential - The Mixed Residential portion of Block 11 is a residential land use that will include affordable housing, open space, and parks. The plan incorporates a variety of housing types as demonstrated in the Prototypical Block Diagram, including single family detached, single family attached, and multi-family housing. This 27.44 acre site will support ± 180-350 units total. The actual number and types of homes built within the Mixed Residential neighborhood will depend on the affordable housing needs at the time of development.

