



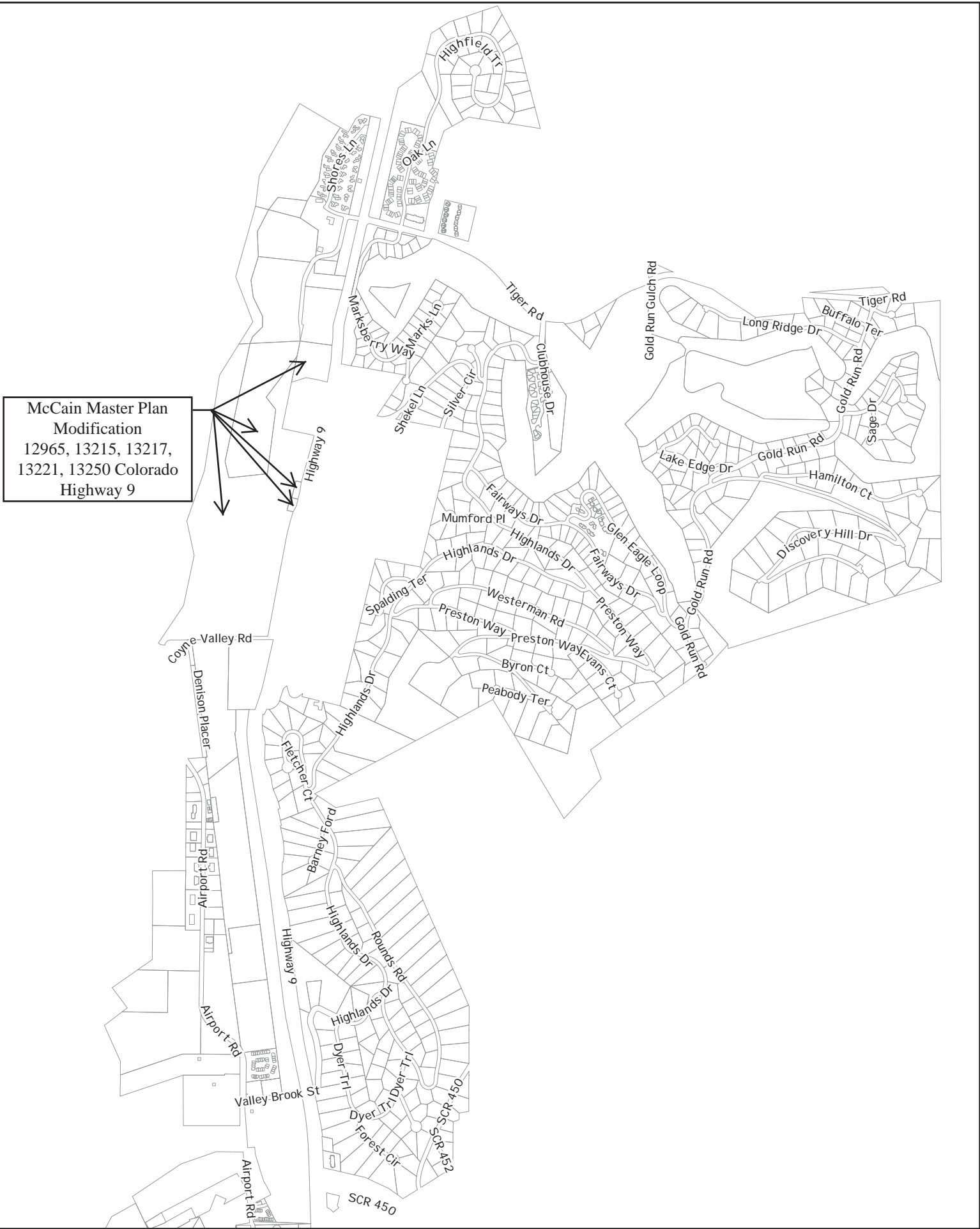
**PLANNING COMMISSION AGENDA**

Tuesday, December 01, 2015  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00pm</b>	<b><i>Call To Order Of The December 1 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<b><i>Location Map</i></b>	<b>2</b>
	<b><i>Approval Of Minutes</i></b>	<b>4</b>
	<b><i>Approval Of Agenda</i></b>	
<b>7:05pm</b>	<b><i>Town Council Report</i></b>	
<b>7:15pm</b>	<b><i>Final Hearings</i></b>	
	1. Gallagher Residence Renovation, Addition and Landmarking (MM) PL-2015-0362; 114 South Harris Street	<b>12</b>
	2. The Old Enyeart Place Renovation, Addition and Landmarking (MM) PL-2015-0361; 112 South Harris Street	<b>32</b>
<b>8:15pm</b>	<b><i>Preliminary Hearings</i></b>	
	1. Grand Colorado at Peak 8 East Building (MM) PL-2015-0215; 1595 Ski Hill Road	<b>57</b>
<b>9:30pm</b>	<b><i>Town Project Hearings</i></b>	
	1. McCain Master Plan Modification (MT) PL-2015-0501; 12965, 13215, 13217, 13221, 13250 Colorado Highway 9	<b>104</b>
<b>10:00pm</b>	<b><i>Adjournment</i></b>	

For further information, please contact the Planning Department at 970/453-3160.

**\*The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.**



McCain Master Plan  
Modification  
12965, 13215, 13217,  
13221, 13250 Colorado  
Highway 9



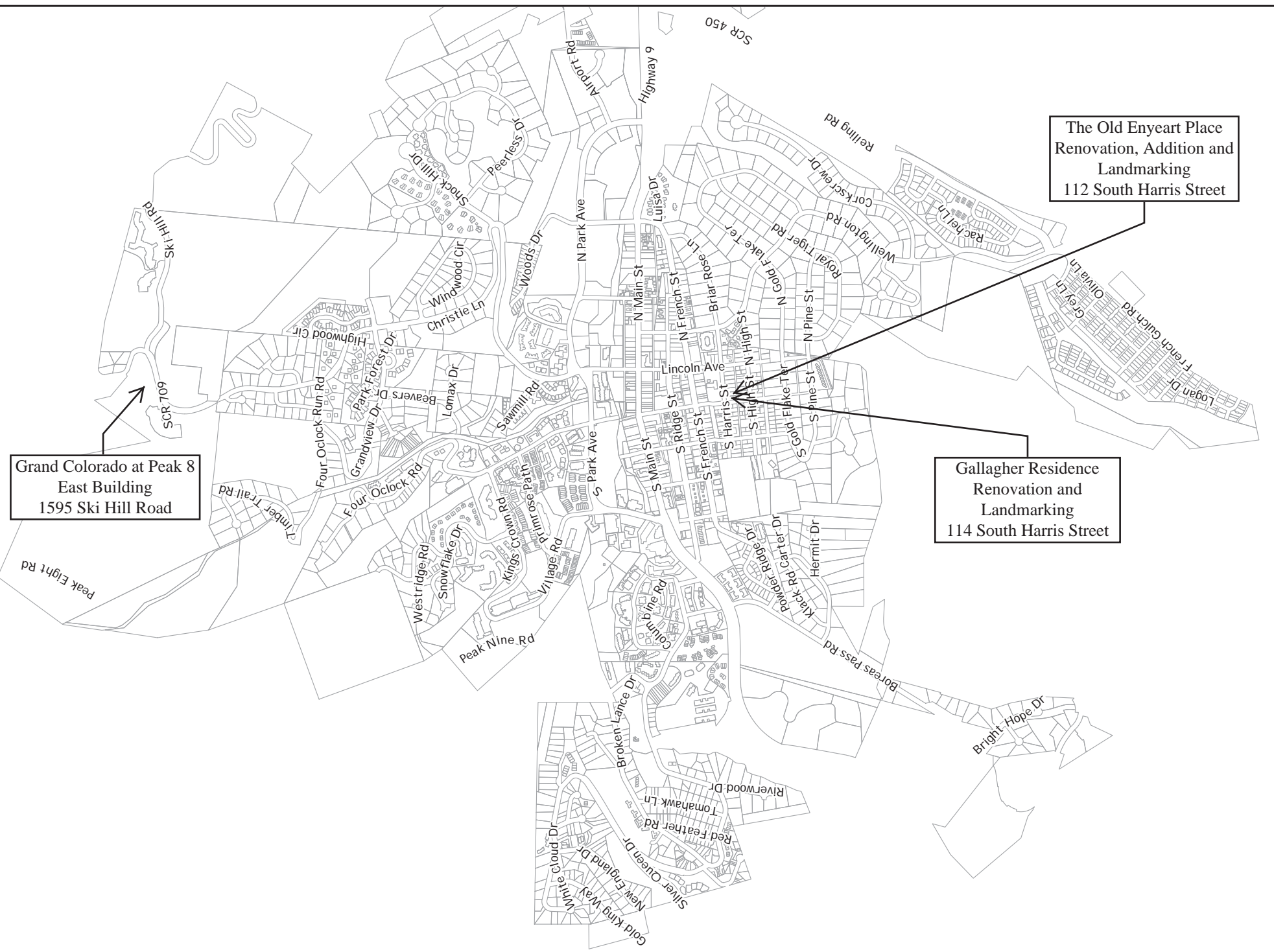
Town of Breckenridge and Summit County governments  
assume no responsibility for the accuracy of the data, and  
use of the product for any purpose is at user's sole risk.

### Breckenridge North

Grand Colorado at Peak 8  
East Building  
1595 Ski Hill Road

The Old Enyeart Place  
Renovation, Addition and  
Landmarking  
112 South Harris Street

Gallagher Residence  
Renovation and  
Landmarking  
114 South Harris Street



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**Breckenridge South**

0  
Not to Scale

PLANNING COMMISSION MEETING  
The meeting was called to order at 7:00 pm

**ROLL CALL**

Kate Christopher            Ron Schuman            Dan Schroder  
Eric Mamula                Jim Lamb                Gretchen Dudney  
Dave Pringle arrived at 7:06 pm  
Wendy Wolfe, Town Council Liaison

**APPROVAL OF MINUTES**

With no changes, the November 3, 2015, Planning Commission Minutes were approved as presented.

**APPROVAL OF AGENDA**

With no changes, the November 17, 2015, Planning Commission Agenda was approved as presented.

**WORKSESSIONS:**

1) Planning Commission Field Trip Recap (JP)

Ms. Puester presented. The Planning Commission annual field trip to Boulder and Westminster was on October 22. Ms Puester presented a power point of photos from the visits to three parking structures (CU Folsom Field in Boulder, 14th & Canyon (transit center) in Boulder, and 15th & Pearl in Boulder) and two lifestyle centers (The Shops at Walnut Creek in Westminster and Bradburn Village in Westminster). The focus of the trip was design oriented. We have a field trip every year and each year we tend to pick a different topic.

*Commissioner Questions / Comments:*

**CU Parking Structure:**

Mr. Schroder: This is far and beyond what Breckenridge would have, but they maintained a consistent look and feel that ran through campus. If we end up doing something here, let's identify what the thematic look and feel is of Town so that the parking structure looks like it is an extension of town.

Ms. Christopher: My take away is: hide as much underground.

Mr. Lamb: It needs to fit our character and the more underground the better. (Ms. Puester: Note that nothing is before the Town or Commission as far as a parking structure proposal.)

Ms. Wolfe: How much was underground?

Mr. Mamula: It is a practice facility on top with 2-3 levels below that daylight on one end.

**1500 Pearl Street Parking Structure:**

Mr. Mamula: The wrap idea is something that came up during the Gondola master plan years ago; this was a great example of retail wrap working well.

Ms. Dudney: Yes, but on a pedestrian street with lots of traffic, I'm worried this won't work everywhere, location specific.

Mr. Pringle: There are good aesthetics with a wrap but also lends a lot of activity with a parking structure and the police station could lend an air of security.

Ms. Wolfe: There is a parking structure on Spruce Street in Boulder that has a wrap and the City of Boulder uses the space that has a 25' deep city office spaces. This structure is only wrapped on two sides.

Ms. Christopher: I liked the woven open wire grid style for the whole windows that has the appearance of the window like we tend to see on decks in town.

Ms. Dudney: I like that too but it is very expensive.

**14<sup>th</sup> & Canyon and Transit Center:**

Mr. Lamb: There were trees in there and bike storage that I liked. Is this the one with the vending machine with bike parts? That was cool. (Mr. Kulick: They did a good job of masking how



Mr. Schroder: big the garage was by burying it. They had a coffee shop and an indoor bike storage system.) Most people's bikes are pretty expensive here and I wouldn't want to leave mine. Also, I don't think that the long winter would work with using this space. But we could use the parking spaces in the winter. (Mr. Truckey: A few parking spaces could be used for bike storage in the summer and then converted back to parking spaces in the busier winter months.)

Ms. Wolfe: I do see a lot of bikes coming in on people's cars in the summer; we need to be conscious of this for height.

Mr. Mamula: How could we capture the ski crowd to walk, lock and go downtown if this were in town?

Ms. Christopher: At the welcome center, we get several comments as to why we don't have lockers in town for ski storage, to just drop off their skis and boots downtown, without going to the satellite lot.

Ms. Dudney: I think the comment about obscuring the height should be noted.

Mr. Pringle: Maybe we need to think about ski valet / ski locker; that could be part of the wrap.

**The Shops at Walnut Creek:**

Ms. Christopher: We liked the covered walkways.

Mr. Schuman: There were a lot of vacancies that made me feel that there wasn't any activity or vibrancy at all.

**Bradburn Village:**

Mr. Grosshuesch: I think this would have looked a lot better if the buildings would have been 2 stories.

Mr. Mamula: It was super contrived. (Mr. Mosher: The angled parking separates the street, versus parallel parking. You lose some intimacy with diagonal parking because the streets are so big.)

Ms. Dudney: That's true if you are looking at it from a design point of view, but it isn't practical if your tenants need more parking. I think the two-story massing is critical to give life to the center, even a 3rd story if it is set back far enough. (Mr. Grosshuesch: The Walnut Creek had a mix of shops; they intensively landscaped this area and put in higher end street furniture, lamps, but as you go further back into the center it was the standard suburban strip mall. You can create the storefront on both sides with vitality that has a completely different feel.)

Mr. Mamula: My question is why? We have a historic downtown for people to go and get that village feel which is authentic.

Mr. Pringle: This is really for communities that don't have our Main Street.

Ms. Dudney: I don't know why you don't have every shopping area look good no matter what.

Mr. Mamula: I think that this looks worse than what we currently have.

Ms. Dudney: I disagree with you and I also think there are safety issues with how some places are in town now.

**TOWN COUNCIL REPORT:**

Ms. Wolfe:

- Thanks for putting time into this field trip. Note that we have passed 2A; now the hard work begins. I don't think that there are any preconceived ideas as to what we do. We have the funding to get to the right solutions and will start looking into the big picture of parking and transit.
- We worked on new panhandling ordinance revision which was interesting. The previous ordinance is stripped out due to the Supreme Court Reed v. Gilbert that has been extended in a lot of municipalities for anything we do against free speech. We had to strike anything that had to do with content. You are allowed to ask people for money. The complaints of people in Blue River plaza and playing music for money, you can do that. We still have a harassment ordinance if someone follows you and taps you on the shoulder then something can be done. It's a lot shorter ordinance than it has been but if you feel that someone is harassing you, call the police and they can deal with that. We still have 7 or 8 hearty souls who panhandle in the winter. We will add a uniformed walking police officer to Town. I think this will be a resource and make the people walking around feel more comfortable.
- Sign Code will soon be up for the same revision because of content.

- Water rates ordinance will have a 5% increase as was planned last year. This will mean \$34.45 residential cost up from \$32 which will take place in January. Breckenridge will go to the top in fees when bundled with parking, sewer and tap as most expensive. We are in the middle of the pack with water rates.
- Mill Levy estimated at 5.07 mils; no change from 2015.
- Huron Landing annexation is moving along.
- Second reading on 2016 budget next Council meeting, with the most notable change being allocating another \$1 million to affordable housing. Making this a big priority. We just got another letter from a business in town today showing how difficult it is to maintain employees with no housing. Short term rentals and Air BNB are chewing it up.
- Airport Road lighting issues in light of pedestrian fatality. Town is studying root cause; we have some incidents of speeding but lighting is the prevailing issue. They looked at taking Breckenridge lamps and putting higher powered lamps but they don't throw any more light. Only raising the pole would throw more light. So the right answer is a pedestrian activated directional flashing light system. Most pedestrians are wearing dark hoodies these days and you can't see them. We also know that there are similar issues on Main Street and over by the Village. There won't be a one size fits all solution here. There is a flag system that are reflective that the pedestrian carries across. There is competing light and dark backgrounds, a lot of ambient light and the street lighting doesn't cast a lot. (Mr. Mamula: Boulder has a good button with flashing light system that really gets your attention.) (Mr. Pringle: You have to train people to cross in the right spots.) The communities that have these flag systems have gotten the pedestrians to see that it is good to use flags and will walk to the flag stations. The pedestrians here are recognizing that the cars don't see them. (Mr. Pringle: A few years ago, we eliminated street lights in homage to dark skies/budget.) I don't think the Council is averse to looking at an array of solutions. What works on Airport Road won't work necessarily at the Village. Clothing does ebb and flow; we're in a time that everyone is wearing dark clothing.

#### **PRELIMINARY HEARINGS:**

1) Marvel House Restoration, Addition and Landmarking (MM) PL-2015-0328, 318 North Main Street  
Mr. Mosher presented a proposal to restore portions of the historic Marvel House (remove some non-compliant additions and restore the remaining portions), add a full basement with a separate living unit, connect a new residence to the back of the historic house and build a new separate garage (with an accessory apartment above) along the alley and to seek local landmark designation from the Town Council. The property will be re-subdivided under a separate application.

#### **Changes since the October 6, 2015 Planning Commission Meeting**

1. The relocated Marvel house is proposed to meet Relative Setback requirements.
2. The setback off of the alley for the new development has been increased from 5-feet to 15-feet.
3. The overall density and mass of the proposed additions has been reduced.
4. The connector has been reduced in length.
  - a. Access to the commercial building is on one half of the connector and a storage closet for the residential is located on the other half.
5. The Connector between the New House and the Barn has been eliminated.
6. There are four parking spaces provided off the alley and two parking spaces off of Main Street.
7. The massing of the New House has been modified.
8. All specimen trees are to be preserved.
9. The Employee Housing unit has been eliminated and is now an apartment.
10. A landscaping plan was provided.

Since the last review, the applicant and agent have responded well to concerns expressed by the Commission with a comprehensively revised set of drawings. The density and massing has been reduced to allow the

proposal to achieve a preliminary passing Point Analysis. Staff welcomed any Commissioner comments and had the following questions for the Commission:

1. Did the Commission support the length and design of the revised connector?
2. With the density and mass reduction and the stepped roof form off the alley, did the Commission believe the height of the New House meets the intent of Priority Policy 81 (Build to heights that are similar to those found historically) and Policy 82 (The back side of the building may be taller than the established norm if the change in scale will not be perceived from major public view points)?
3. Did the Commission believe the additions are similar in mass with the historic character area context?
4. Did the Commission support the proposed architecture?
5. Did the Commission support the landscaping plan as presented for positive two (+2) points?
6. Did the Commission support locally landmarking the historic Marvel House?
7. Did the Commission support the proposed point analysis?

Staff recommended this application return for a final review.

*Commissioner Questions / Comments:*

Mr. Schroder: Somewhere in the report you said there might be a subdivision? (Mr. Mosher: This will be a separate application where they propose the properties be condos and the area around the buildings be common area.)

Applicant Presentation: Ms. Janet Sutterley, Architect for the Applicant:

Thank you for the concise and organized staff report. I did want to go over the intention of the condo platting. The connector is split in half; a portion goes to commercial and the other is a storage area. It will be just two units in the next application. I also wanted to add that we worked really hard with staff to get this right. We stepped the north and east ends that you can see on elevations. The materials will be the front building will be the historic materials and details. The barn will look like an outbuilding. The Dodge/Buhl, on Harris St., house picture depicts what we are going for; a vertical smooth siding with a little more contemporary look. The landscape plans; I would like the Commissioners comments. I think we are maxed out and adding more trees won't really help.

*Commissioner Questions / Comments:*

Mr. Pringle: Could we take the existing trees and memorialize them for landscaping? (Mr. Mosher: Yes, this will be done. If the trees are lost then you replace them in kind matching the size incrementally.) So they are part of the landscaping plan? (Mr. Mosher: Yes.)

Mr. Mamula opened the hearing to Public Comment. There was no Public Comment and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Dudney:

1. Yes
2. Yes
3. Yes
4. I support the proposed architecture
5. I support the positive two (+2) points
6. I support the local landmarking
7. I support the point analysis

Mr. Pringle: I am in favor of all the questions 1-7.

Mr. Lamb: I think this a big improvement and much better plan.

1. Yes
2. Yes

3. Yes
4. Yes
5. I would give positive two (+2) points for landscaping because the architecture moved around for saving the trees.
6. Landmark yes
7. Yes to point analysis

Ms. Christopher: I support all the points 1 -7.

Mr. Schroder: I support all the points 1-7.

Mr. Schuman: I do too; I support all the points 1-7 and this is a much better plan.

Mr. Mamula: I agree; fully support all the questions and point analysis.

**COMBINED HEARINGS:**

1) 6<sup>th</sup> Amendment of the Amended Peak 7 & 8 Master Plan (MM) PL-2015-0444, 1595 Ski Hill Road  
Mr. Mosher presented. Pursuant to the terms of the approved Development Agreement (Rec. #1095228) between the Town of Breckenridge, Vail Summit Resorts, Inc. and Peak 8 Properties, LLC ("Properties") VSRI proposes to modify the Amended Peak 7 & 8 Master Plan with the following:

1. Residential density at Peak 8 is to be increased by 18.0 SFEs
2. Commercial density at Peak 8 is to be increased by 1.3 SFEs
3. The definition of Guest Services Facilities is to be amended (delete "patrol and first aid facilities" from the definition of Guest Services Facilities and add "patrol and first aid facilities" to the definition of space that is not included as Guest Services Facilities).
4. Expanding the use of authentic stone foundations to include chimneys and other accent elements.

Mr. Mosher noted that the table shown in the packet was not accurate as it relates only to the Development at Peak 8 and that it will be struck. The attached red-line provided by the applicant is accurate for the entire master Plan

This master plan amendment is essentially a housekeeping matter to reflect the allowances of the provided by the recent Development Agreement between the Town, VSRI, and Peak 8 Properties, LLC for the Grand Colorado at Peak 8 East Building. There are no substantive changes to the master site plan, architectural character or circulation. This amendment will simply clarify the density transfers and the definition of Guest Services Facilities per the Development Agreement and the use of authentic stone foundations, chimneys and other accent elements.

The proposed amendment of the Master Plan has no impact on the previous point analysis as this proposal abides with the Development Agreement and the current Development Code. This proposal shows a recommended passing score of positive two (+2) points for the original 2006 (attached) Point Analysis.

Staff is recommending an additional Condition of Approval regarding the 200 parking spaces at the Peak 7 & 8 Area:

Add new Development Permit Condition 10 to the Findings and Conditions for the Sixth Amendment to the Amended Peak 7 & 8 Master Plan (PL-2-15-0444):

*10. Within one (1) year from the date of this development permit, the Permittee (Vail Summit Resorts, Inc.) shall submit to the Town a written plan demonstrating that there are at least 200 parking spaces for winter recreational visitors (public spaces) at the base of its Peak 8 winter recreational area as required by the Peak 7 and 8 Master Plan (as amended), and the contractual agreements between the Town and the Permittee. Nothing in this Development Permit is an acknowledgment or agreement by the Town that the parking for the new development by Peak 8 Properties, LLC as contemplated by the Application counts toward the Permittee's parking requirement under the Peak 7 and 8 Master Plan (as amended), and the contractual*

*agreements between the Town and the Permittee, and nothing in this Development Permit is a waiver of the Town's rights with respect to such parking requirement set forth in the Peak 7 and 8 Master Plan (as amended), and the contractual agreements between the Town and the Permittee.*

Staff notes that with regard to the 200 parking spaces to be located at the base of Peak 8, there are discrepancies between the approved Parking Agreement, the current Master Plan for the Peak 7 & 8 Master Plan and the proposed modification to the master plan presented this evening. Any modification to the Parking Agreement must be reviewed and approved by the Town Council.

Applicant Presentation: Mr. Stephen C. West, Attorney for the Applicants *and* Mr. Graham Frank, Vail Resorts: Our concern is the new 804 building and we are asking for approval of the Master Plan changes related to it and not blending the two issues with the parking issue. We want to stick with that master plan and what we want to do with the 804 building. I would like the Commission to consider this under the master plan only and not consider additional conditions.

*Commissioner Questions / Comments:*

Mr. Pringle: I don't understand a thing about this.

Mr. Mamula: Mr. Berry, could you give a stripped down synopsis?

Mr. Tim Berry, Town Attorney for the Town of Breckenridge: There are several different documents in play. One is the Master Plan. The issue of the 200 parking spaces was raised with the applicant as to where and which spaces were designated as the "winter recreational visitors" as required by the current Master Plan and the Parking Agreement. The background is in 2002 preliminary Parking Agreement between the Town and Ski Area when they entered into the preliminary agreement that included a provision for parking for Vail properties. This provision said that VRSI would provide not less than 2,500 skier parking spaces a total of not less than 200 spaces would be provided at the base of Peak 7 & 8. The Parking Agreement in 2003 was a follow up to one part of the preliminary agreement. We wanted to take the 2,500 parking space agreement and make it parking agreement. It provides that VRSI will provide 200 spaces at the base of Peak 8 (not Peak 7). This agreement says that the spaces are used by "winter recreational visitors". Staff is concerned about where the 200 parking spaces are and that is where we are with this condition this evening. We are not trying to delay the 804 project. We want the ski area to tell us within a year where the required 200 spots are. We are going to set up a meeting in January to discuss these issues between Council and VRSI. Their application is to amend the Master Plan not the Parking Agreement. But it is my view that the master plan currently speaks to 200 parking spaces in the Parking Agreement located in "planning areas A and B" and so with the amendment this is the time to discuss this topic. Turn to page 43 in your packet; on the proposed changes to the Master Plan, provided by the applicant, the proposed amendment in the middle of the page deals with parking and traffic requirements. It describes the 200 spaces and then it goes on to define who is allowed to use those 200 spaces. It speaks to another series of folks; the original defines only the "winter recreational visitors" and I'm concerned that the new language here talks about other people using the spaces. I would like that language taken out this evening for review later with Town Council. The current master plan language is:

*"Common Parking: 200 or more spaces within Planning Areas A & B."*

The applicant's revision, which we suggest be removed, is:

*"Common Parking: 200 or more spaces within Planning Areas A & B to be used in connection with Commercial, Guest Services and Peak 8 Ski Terrain by employees, visitors, guests, and invitees subject to such restrictions as may apply from time to time, with the goal*

*being to limit vehicular trips on Ski Hill Road at peak travel times around the beginning and end of the operation of the Peak 8 Ski Terrain for winter and summer recreational activities each day.”*

It is important to note that this condition was written to allow for the Building 804 development application to move forward and this get worked out between the Town and BSR in the next year.

Mr. Schuman: The Parking Agreement only talks about Peak 8? (Mr. Mosher: Yes.) So, what do planning areas A & B mean? (Mr. Mosher: (Showing Master Plan map.) This is where our language is confusing.)

Mr. Mamula: What are our options? (Mr. Mosher: There are two options. One is to do what the applicant is asking to approve the amendment and not include the added condition. Two is to amend the findings and conditions adding the proposed condition. The applicant can also request a call-up from the Town Council for a de novo hearing too.)

Ms. Dudney: I still don't understand the why. Why does Staff want it and applicant doesn't want it? (Mr. Mosher: There is a disconnect as to where these spaces are happening between all the loose pieces being developed at the base areas. The Master Plan agreement doesn't match all the other pieces.) (Mr. Berry: The Commission should be comfortable with the condition; if it doesn't understand it then they can either approve the application as is or have the Council discuss it, maybe de novo call up.) (Mr. West: I don't disagree with anything that Mr. Berry said. There are Findings and Conditions but the item Mr. Berry read in the agreement is not a Finding or Condition; we added the language here. The 200 spaces which is a minimum requirement the Master Plan said that the commercial *and* residential spaces would use the 200 spaces. Mr. Mosher asked us to clarify and we all are trying to minimize the traffic on Ski Hill Road. We are with striking the added parking language and put the previous language in. We don't like the Condition because we don't know what it means. It was presented to us late in the review process and we don't know who will determine its outcome. We would like to vet the condition a little further. We understand that if you don't include it then, we know we will go to Council anyway as a call-up.) (Mr. Grosshuesch: Point of clarification: We take the view that the 200 parking spaces should be open to the public with no restrictions or conditions and that is not what we are getting here.) (Mr. West: We understand this is the staff's point, but we think this relates to the Parking Agreement not the Master Plan. The Master Plan is a planning document. We can work this out. We understand that this issue can come up at any time and could come up under the parking agreement.)

Mr. Pringle: The Town wants the 200 spaces for public, but if I recall the past discussions that the Dew Tour or other event vehicles might also use it. (Mr. West: Your memory is too good, that is a special event, different. As Mr. Berry is pointing out, the issue is that how things are defined is becoming the issue and doesn't match in the Parking Agreement and Master Plan. Nothing VRDC owns is truly public, we are a private company, we sell passes. We obviously need to bring up the Parking Agreement.) I agree with you, Mr. West. (Mr. Frank: From VRSI we need to vet it under the Parking Agreement, because we are not willing to take on a new definition and if this continues to be a problem we may need to pull the 804 building from any further review.)

Mr. Schroder: Could we look for a continuance?

Mr. Mamula: I think it is best to make a decision and kick it up to the Council to expedite this complex issue. (Mr. Graham: I would ask as the applicant to make that decision on the Master Plan amendment without the Condition.) Does anyone have any issue?

Mr. Pringle: What does the language issue with removal of guest services “patrol”? (Mr. Mosher: Guest services should not include the required services like Ski Patrol and First Aid.) (Mr. West:



That definition of exempt space was done in 2013 and we should have put it under the exempt category. This isn't an old thing, it is just clarifying what we did in 2013.)

Mr. Mamula: Is everyone ok with the master plan notes of striking the common parking on page 43?  
Commissioners: Yes.

Mr. Mamula opened the hearing to public comment. There was no public comment, and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Dudney: I think that this needs to be kicked up to the Council. The additional condition #10 raises additional questions that shouldn't be answered here. I think this should be left up to the Council.

Mr. Pringle: I agree.

Mr. Lamb: I remember the 200 spaces standing out as for day skiers when we discussed this years ago. I agree that we need to kick this up. I think we should add condition # 10.

Mr. Christopher: I agree with the Master Plan as presented without #10.

Mr. Schroder: I agree with the Master Plan amendment as presented without #10.

Mr. Schuman: I don't support the #10 provision and I agree with striking the parking language.

Mr. Mamula: I understand what the staff wants, but I don't think we can decide this without all the adequate information so I approve the Master Plan without #10.

Mr. Pringle made a motion to approve the point analysis for the 6<sup>th</sup> Amendment of the Amended Peak 7 & 8 Master Plan, PL-2015-0444, 1595 Ski Hill Road, showing a passing point analysis of positive two (+2) points. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the 6<sup>th</sup> Amendment of the Amended Peak 7 & 8 Master Plan, PL-2015-0444, 1595 Ski Hill Road with a note that on page 43 of our packet that speaks to Common Parking be the guiding language and delete the parking language. Ms. Christopher seconded, and the motion carried unanimously (7-0).

**OTHER MATTERS:**

1) Chair and Vice Chair Election for 2015-2016.

Ms. Puester stated that it was time to elect a Chair and Vice Chair for the Commission to serve from now until October 31, 2016.

Mr. Lamb made a motion to elect Ms. Christopher as Chair of the Planning Commission through October 31, 2016. Mr. Pringle seconded, and the motion was carried unanimously (7-0).

Ms. Dudney made a motion to elect Mr. Schuman as Vice Chair of the Planning Commission through October 31, 2016. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

**ADJOURNMENT:**

The meeting was adjourned at 8:55pm.

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Eric Mamula, Chair

## Planning Commission Staff Report

**Subject:** Gallagher Residence Renovation, Addition and Landmarking  
(Class B Historic Final, PL-2015-0362)

**Proposal:** A proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, and locally landmark the historic house.

**Date:** November 19, 2015 (For meeting of December 1, 2015)

**Project Manager:** Michael Mosher, Planner III

**Applicant/Owner  
And Agent:** Michael Gallagher, SYNTEC Development Corporation

**Address:** 114 South Harris Street

**Legal Description:** Yingling & Mickles Addition, Block 7, Lot 8A

**Site Area:** 4,209 square feet (0.09 ac.)

**Land Use District:** 17 Residential Single Family; 11 Units per Acre (UPA)

**Historic District:** 1 - East Side Residential (up to 10 UPA above ground density w/ negative points)

**Site Conditions:** The lot contains the house whose earliest known owner was Alice W. Parker. A stone sidewalk leads from Harris Street to the front porch. There is a grass front yard, with narrow side yards to the north and south of the house and native landscape features. The rear of the property is enclosed by a wood privacy fence.

**Adjacent Uses:** North and East: Single family residences  
South: Washington Avenue and Single family residences  
West: Harris Street and the Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library.

**Density:** Allowed under LUGs: 1,701 sq. ft.  
Proposed density: 1,432 sq. ft.

**Above Ground  
Density:** Allowed at 9 UPA: 1,391 sq. ft.  
Proposed at 7.8 UPA: 1,110 sq. ft.\*  
(\*proposed 1,225 sq. ft. landmarked basement not included)

**Mass:** Allowed under LUGs: 2,041 sq. ft.  
Proposed mass: 1,495 sq. ft.

**F.A.R.:** 1:2.9

**Areas:**

	DENSITY		Above Ground	Garage/Mech'l	Mass
	Existing	Proposed			
Lower	270 SF	322 SF			
Main	1,392 SF	1,110 SF	1,110 SF	385 SF	1,495 SF
Upper			0 SF		0 SF
TOTALS	1,662 SF	1,432 SF	1,110 SF	385 SF	1,495 SF
Landmark		1,225 SF			

<b>Height:</b>	Recommended:	23 ft. mean
	Proposed (no change):	14.5 ft. (mean); 17 ft. (overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	2,855 sq. ft. (46% of site)
	Hard Surface / non-Permeable:	689 sq. ft. (11% of site)
	Open Space / Permeable Area:	2,706 sq. ft. (43% of site)
<b>Parking:</b>	Required:	2 spaces
	Proposed:	2 spaces
<b>Snowstack:</b>	Required:	25.5 sq. ft. (25%)
	Proposed:	39.5 sq. ft. (38%)
<b>Setbacks:</b>	Front - 15 ft. recommended:	20 ft.
	Sides - 5 ft. recommended:	-1 ft. and 9 ft. (no change)
	Rear - 15 ft. recommended:	9 ft. (no change)

**Item History**

Statement of significance:

*This building is historically significant, to a modest extent, for its association with the Town Phase and Stabilization Phase periods of Breckenridge’s growth. It is also architecturally significant, again to a limited extent, for its vernacular side-gabled plan and representative wood frame construction. The building’s level of historical and architectural significance, however, is not to the extent that it would qualify for individual listing in the National or State Registers. Among Breckenridge’s five categories for historic significance for individual buildings- Landmark, Contributing, Contributing with Qualifications, Supporting, and Non-contributing – in our opinion, due to some loss of integrity, this building belongs in the Contributing with Qualifications category. Thus it does rate as a contributing resource within the Breckenridge Historic District. The integrity issues are discussed below.*

Assessment of historic physical integrity related to significance:

*This property’s physical integrity was evaluated relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building is in its original location, and its integrity of setting remains generally intact. Alterations to the building circa 1957, and earlier, are more than fifty years old. As such, they have achieved some level of historical and architectural significance in their own right. Changes to the house in 1997, including a rear addition and alterations to the front porch, have*

*diminished its physical integrity to some extent; however, the addition is quite well executed in terms of its compatibility with the historic building. (See Sheet A-1)*

**Staff Comments**

**9-1-19-24A and 24R: Policy 24 (Absolute and Relative) The Social Community:** The planned remodel will replace the exterior windows, enlarge the front porch, add a garage. The goal is to maintain the integrity of the historic portions of the house while bringing some elements into conformance with the Handbook of Design Standards of the Historic and Conservation Districts.

The Town’s period of significance ended in 1942 and the historic portions of the house, constructed in 1882 and re-constructed in the 1930’s falls into what the Handbook of Design Standards for the Historic and Conservation Districts called the *The Stabilization Phase (1921-1942)*.

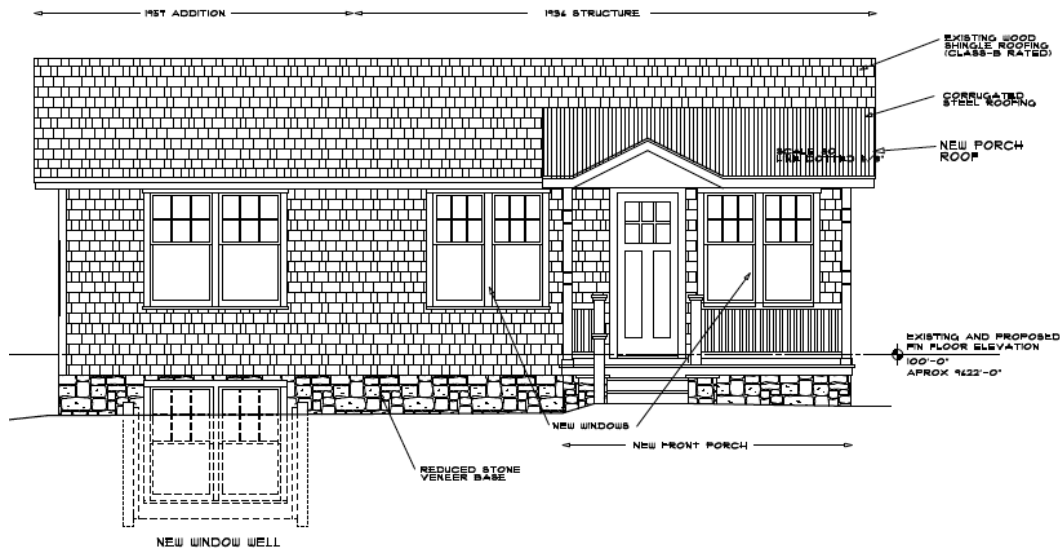


(The photo above is from 1975)

Staff notes that there are no historic photographs of this house. The photographs in the property file show that the stone wainscot was once as tall as the base of the windows. A more recent remodel reduced this stone as it appears today. The building was also covered with the cut shake shingles. This proposal would reduce the now undulating wainscot to the base of the building, similar to other stone foundations in the Historic District.



Existing Conditions



Proposed revisions

The historic house:

**Changes since the October 6, 2015 Preliminary Planning Commission Meeting**

1. The front porch has been reduced in size to a form fitting to the Historic District.
2. The window wells are no longer heated.

The changes to the exterior of the historic house will be modest. The original roof pitch and the building form will remain. The northwest small window had been enlarged with a previous application. The fixed windows will be replaced with more historic compliant wooden double hung windows. The 1/4 light front door is to remain as is.

The applicant is proposing to keep the existing cut shake shingles on the house. The Priority Policy above specifies that painted wood lap siding is appropriate. At the last hearing, Staff was to get back to the Commission with an analysis of the shingles. Investigating the cut shingles, Staff found that they are a non-typical size, smaller than modern shingles. They also appear to be fairly old. Staff has no concerns with the shingles being kept on the house.

Along the southeast corner of the house the existing covered patio is to be enlarged and the existing bedroom towards the north will be enlarged slightly.

Currently there is no on-site parking. A new garage accessed off of Washington Avenue is proposed. This will allow the required two parking spaces to be located on-site. One parking space is inside the garage and the second is tandem in front of the garage door. A natural stone foundation base is proposed. Staff is pleased to see this improvement.

The front porch has been reduced in size from 15-feet deep to 12-feet deep and is more in keeping with the character of other porches in the Historic District. The fact that the roof pitch of the main house is not as steep as older historic housing in Town creates a longer roof form over the main house. Staff is supportive of the reduced porch.

The front door will be the existing wooden one-quarter light. The existing stone veneer will be reduced to the base of the building.

A full basement is proposed beneath the historic portion of the house and a small portion outside the historic footprint. The plans are showing two additional bedrooms beneath the historic portion of the house. In order to meet legal egress from these rooms there are two window wells below grade.

The criteria for awarding positive points for historic preservation are listed under this policy:  
*Positive points shall be awarded according to the following point schedule for on site historic preservation, or restoration efforts, in direct relation to the scope of the project, subject to approval by the planning commission. Positive points may be awarded to both primary structures and secondary structures.*

*A final point allocation shall be made by the planning commission based on the historic significance of the structure, its visibility and size. The construction of a structure or addition, or the failure to remove noncontributing features of a historic structure may result in the allocation of fewer positive points:*

**+3: On site historic preservation/restoration effort of average public benefit.**

***Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.***

The plans show that the 1997 rear addition is to remain but, the rest of the house will receive new windows, a full basement and substantial electrical and plumbing upgrades.

As the majority of this house and the primary façade fall within the Town's Period of Significance. With the modest restoration efforts and the plans showing a full basement (and associated upgrades to plumbing and electrical work) Staff would support positive three (+3) points for the restoration. Does the Commission concur?

**9-1-19-22A and 22R: Policy 22 (Absolute and Relative) Landscaping:** The plans are showing a modest landscaping plan for this small lot. Much of the existing plantings remain untouched. We feel the proposed landscaping for this property in the Historic District meets the intent of this policy and Priority Policy 115. Also, a new 3-foot tall historically compliant wood fence is proposed to better define the front and side yards. We have no concerns.

**Local Landmarking:** The applicant is seeking to locally landmark the structure with this proposal. Staff has found that with the restoration the building could meet three of the required criteria listed below. The property is over 50 years old and is historically significant for its association with residential development in Breckenridge during the Stabilization Phase (1921-1942). Alterations to the building circa 1957, and earlier, are more than fifty years old.

The property is of a style particularly associated with the Breckenridge area. This building is historically significant, to a modest extent, for its association with the Town Phase and Stabilization Phase periods of Breckenridge's growth. It is also architecturally significant, again to a limited extent, for its vernacular side-gabled plan and representative wood frame construction.

The property retains original design features, materials and/or character. The building is in its original location, and its integrity of setting remains generally intact.



COLUMN "A"	COLUMN "B"	COLUMN "C"
<p><b>The property must be at least 50 years old.</b> (The property is over 50 years old)</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>1. The property exemplifies specific elements of architectural style or period.</li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3. The property demonstrates superior craftsmanship or high artistic value</li> <li>4. The property represents an innovation in construction, materials or design.</li> <li>5. <b>The property is of a style particularly associated with the Breckenridge area.</b> (Significant for its association with residential development in Breckenridge during the Stabilization Phase (1921-1942)</li> <li>6. The property represents a built environment of a group of people in an era of history.</li> <li>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</li> <li>8. The property is a significant historic remodel.</li> </ol> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>9. The property is a site of an historic event that had an effect upon society.</li> <li>10. The property exemplifies cultural, political, economic or social heritage of the community.</li> <li>11. The property is associated with a notable person or the work of a notable person.</li> </ol> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>12. The property enhances sense of identity of the community.</li> <li>13. The property is an established and familiar natural setting or visual feature of the community</li> </ol>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> <li>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</li> <li>2. The property retains original design features, materials and/or character.</li> <li>3. <b>The structure is on its original location or is in the same historic context after having been moved.</b> (The building is in its original location, and its integrity of setting remains generally intact.)</li> <li>4. The structure has been accurately reconstructed or restored based on documentation.</li> </ol>

We heard Commissioner support for recommending the Town Council locally landmark this house at the preliminary hearing.

**Point Analysis (Section: 9-1-17-3):** we are showing the point analysis as:  
All absolute polices have been met.

Staff has recommended positive three (+3) points under 9-1-19-24R The Social Community for the restoration efforts to the historic house. The application has not incurred any negative points.

### **Staff Recommendation**

The proposed modifications to the house are modest but will strengthen the historic integrity. We are pleased to see the parking on the property too.

Staff recommends the Planning Commission endorse the attached Point Analysis for The Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362, showing a passing score of positive three (+3) points.

Staff recommends the Planning Commission approve The Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362 with the attached Findings and Conditions.

We suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark The Gallagher Residence based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

<b>Final Hearing Impact Analysis</b>				
Project:	Gallagher Residence Renovation, Addition and Landmarking	<b>Positive</b>	<b>Points</b>	<b>+3</b>
PC#:	PL-2015-0362			
Date:	11/19/2015	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Michael Mosher, Planner III			
		<b>Total</b>	<b>Allocation:</b>	<b>+3</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Allowed under LUGs: 1,701 sq. ft.; Proposed density: 1,432 sq. ft. proposed 1,225 sq. ft. landmarked basement not included)
4/R	Mass	5x (-2>-20)	0	Allowed under LUGs: 2,041 sq. ft.; Proposed mass: 1,495 sq. ft.
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)	0	Recommended: 23 ft. mean Proposed (no change): 14.5 ft. (mean); 17 ft. (overall)
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	0	Front - 15 ft. recommended: 20 ft.; Sides - 5 ft. recommended (no change): -1 ft. and 9 ft.; Rear - 15 ft. recommended (no change): 9 ft.
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	Adequate snow storage provided
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	0	The plans are showing a modest landscaping plan for this small lot. Much of the existing plantings remain untouched. We feel the proposed landscaping for this property in the Historic District meets the intent of this policy and Priority Policy 115. Design front yards to be composed predominantly of plant materials, including trees and grass, as opposed to hard-surface paving.
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)	0	
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+3	The changes to the exterior of the historic house will be modest. The original roof pitch and the building form will remain. The northwest small window had been enlarged with a previous application. The fixed windows will be replaced with more historic compliant wooden double hung windows. The 1/4 light front door is to remain as is. The applicant is proposing to keep the existing cut shake shingles on the house. The Priority Policy above specifies that painted wood lap siding is appropriate. Investigating the cut shingles, Staff found that they are a non-typical size, smaller than modern shingles. They also appear to be fairly old. Staff has no concerns with the shingles being kept on the house. The plans show that the 1997 rear addition is to remain but, the rest of the house will receive new windows, a full basement and substantial electrical and plumbing upgrades.
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15	0	
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		

29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
38.5/A	<b>Home Childcare Businesses</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

Gallagher Residence Renovation, Addition and Landmarking  
Yingling & Mickles Addition, Block 7, Lot 8A  
114 South Harris Street  
PL-2015-0362

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 19, 2015** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 1, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **December 8, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.



4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
- 11. The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Gallagher Residence shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.**
- 12. An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic buildings' ridge heights shall be submitted to the Town. An ILC showing the top of the existing buildings' ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.**
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction.

Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.

17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
19. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
20. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

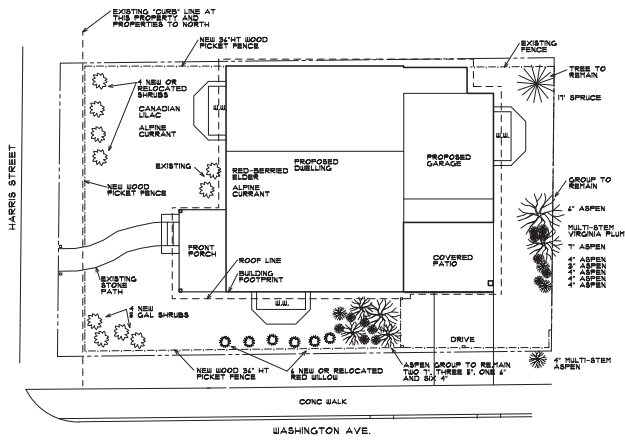
#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

23. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.

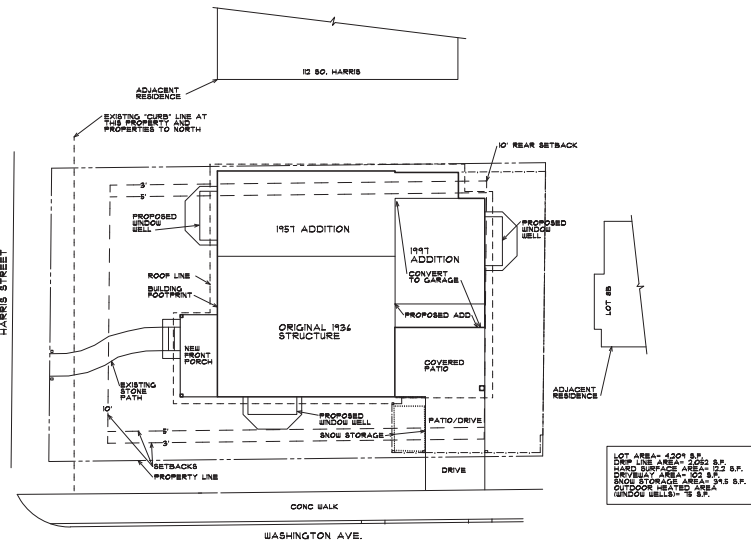
29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

---

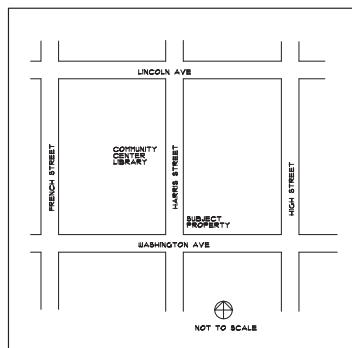
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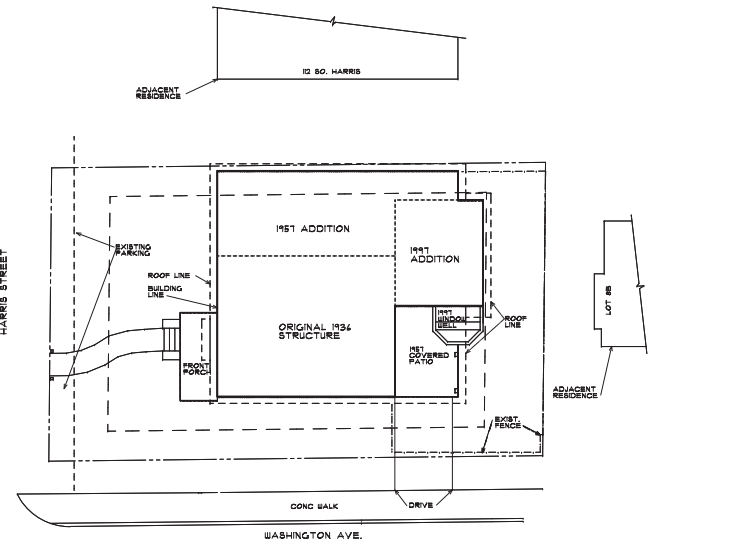
PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



VICINITY MAP  
NOT TO SCALE



EXISTING SITE PLAN  
SCALE: 1" = 20'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

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GALLAGHER RESIDENCE REMODEL  
114 SOUTH HARRIS STREET  
LOT 8A BLOCK T, YINGLING MICHELS ADD  
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Michael Gallagher for and  
on behalf of Syntec Development Corporation

Issue Date:  
OCT 8, 2015  
PLANNING-2

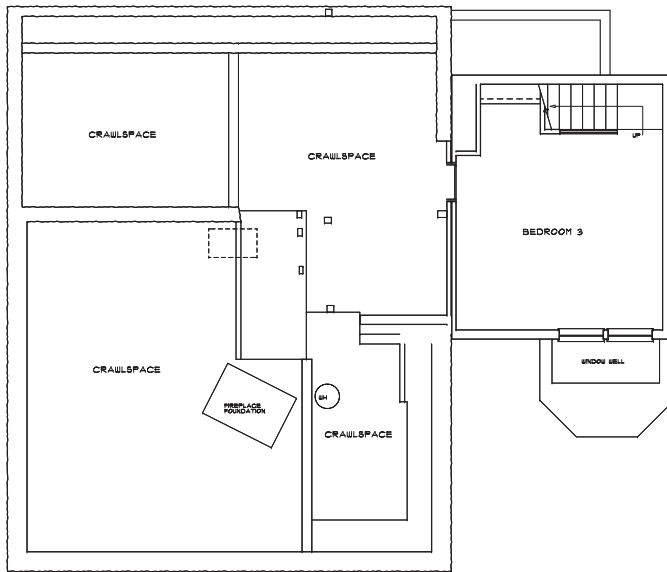
Revisions:

Job Code:  
114

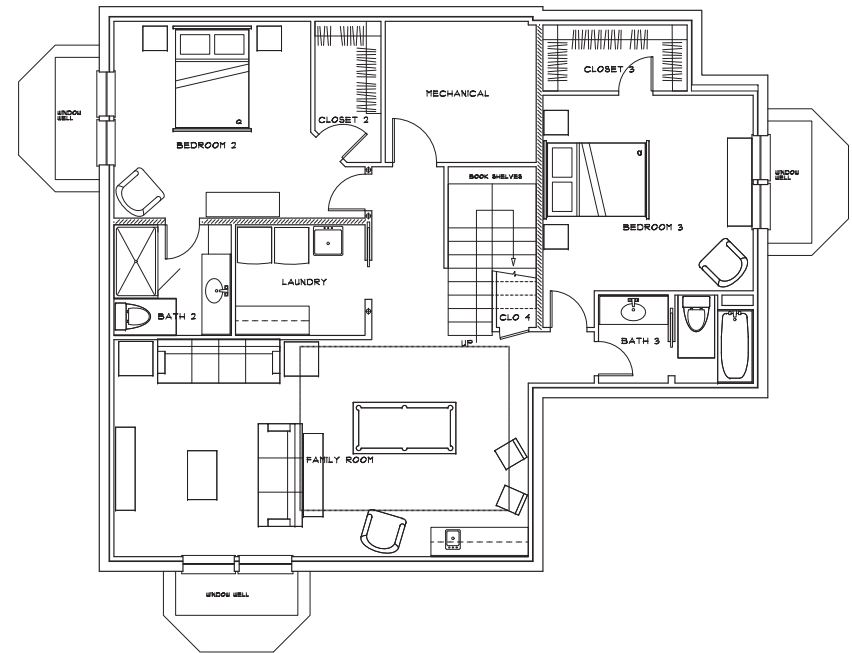
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114-515a.eac

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of . sheets



EXISTING FLOOR PLAN  
FLOOR AREA = 270 SF.



PROPOSED FLOOR PLAN  
FLOOR AREA = 1,258 SF.  
PLUS ONE SF. UNDER-SILL

PRELIMINARY  
NOT FOR CONSTRUCTION



LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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GALLAGHER RESIDENCE REMODEL  
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LOT 8A, BLK T, YINGLING MICKELS ADD  
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PLANNING-2

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GALLAGHER RESIDENCE REMODEL  
 114 SOUTH HARRIS STREET  
 LOT 8A, BLK T, YINGLING MICKELS ADD  
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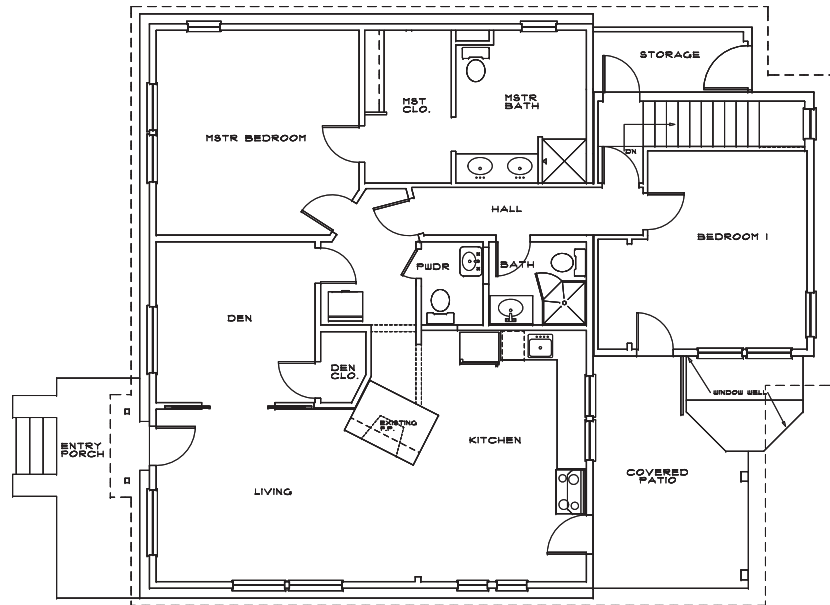
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 OCT 8, 2015  
 PLANNING-2

Revisions:

Job Code:  
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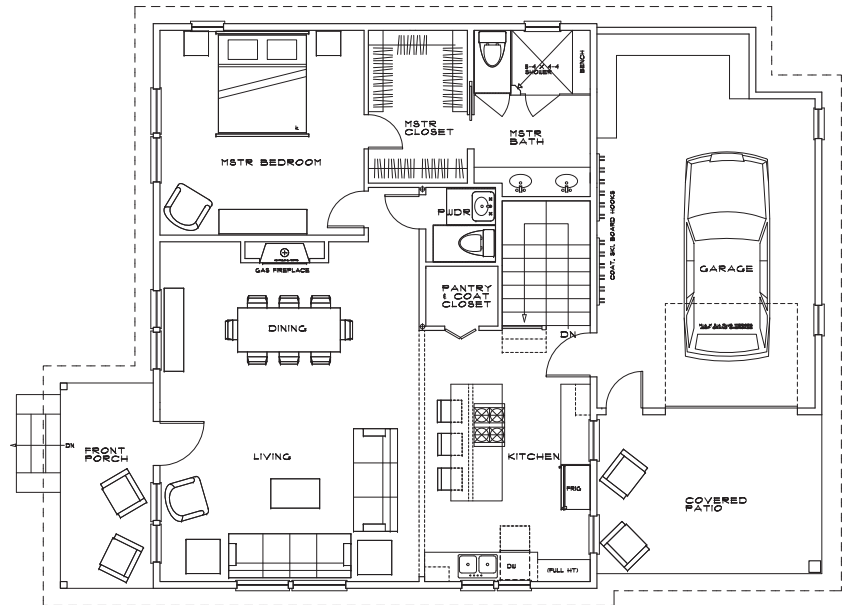
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EXISTING FLOOR PLAN

FLOOR AREA AND OTHER DATA

LOT SIZE: 4301 S.F.	MAIN LEVEL: 342 S.F.
AREA UNDER COVERED PATIO: 15 S.F.	LOWER LEVEL: 270 S.F.
RESIDENTIAL DENSITY: 140 S.F.	STORAGE: 474 S.F.
AVAILABLE DENSITY: 100 S.F.	3 BEDROOMS
TOTAL 120 S.F.	3 1/2 BATHS
ALLOWED MASS: 2040 S.F.	1 WOOD-BURNING FIREPLACE



PROPOSED FLOOR PLAN

FLOOR AREA AND OTHER DATA

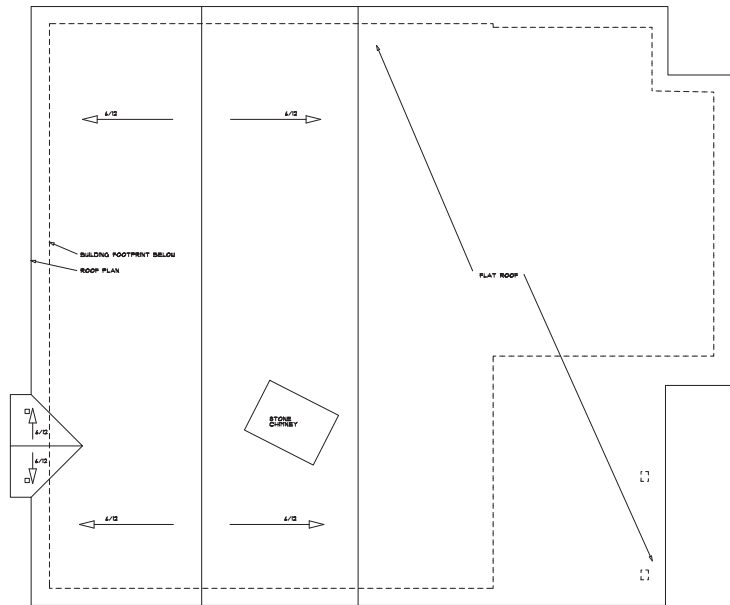
LOT SIZE: 4301 S.F.	MAIN LEVEL: 80 S.F.
AREA UNDER COVERED PATIO: 15 S.F.	LOWER LEVEL: 222 S.F. PLUS 122 S.F. EXEMPT
RESIDENTIAL DENSITY: 140 S.F.	GARAGE: 248 S.F.
AVAILABLE DENSITY: 100 S.F. PLUS 122 EXEMPT	3 BEDROOMS
TOTAL 120 S.F.	2 BATHS
ALLOWED MASS: 2040 S.F.	1 GAS FIREPLACE

PRELIMINARY  
 NOT FOR CONSTRUCTION

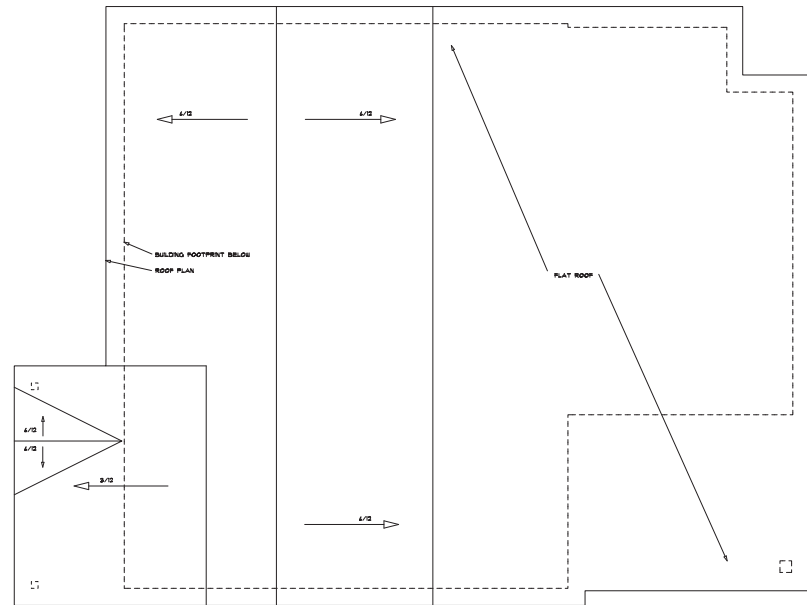


MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"





EXISTING ROOF PLAN



PROPOSED ROOF PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION



ROOF PLAN  
SCALE: 1/4" = 1'-0"

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GALLAGHER RESIDENCE REMODEL  
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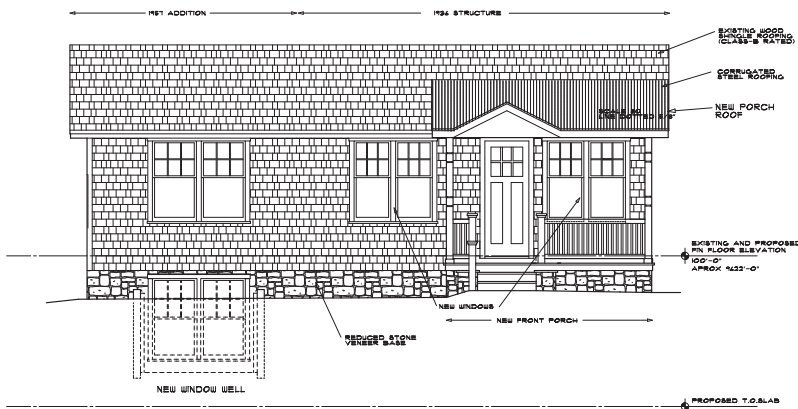
Issue Date:  
OCT 8, 2015  
PLANNING-2

Revisions:

Job Code:  
114

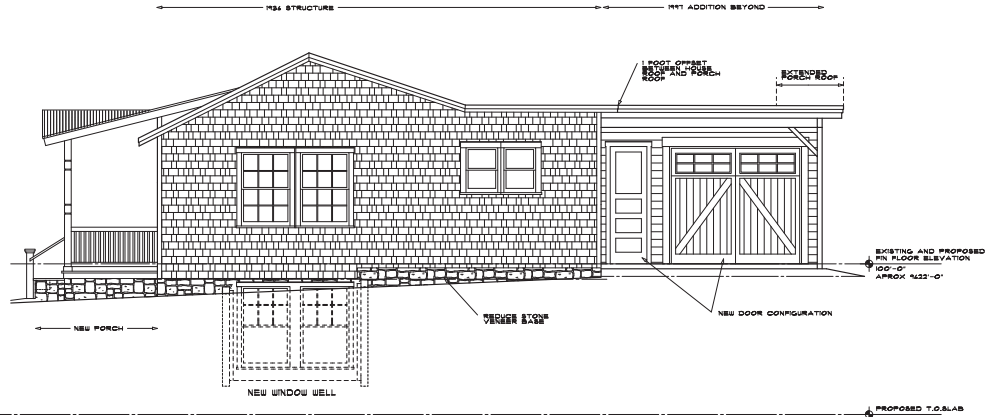
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of . sheets



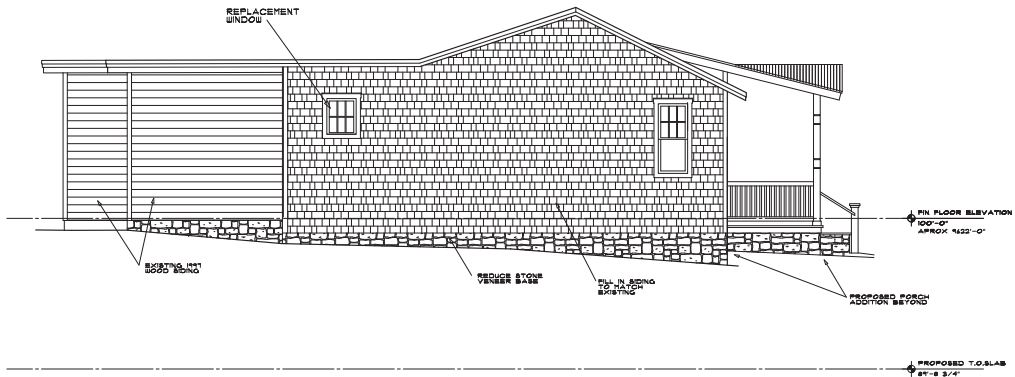
WEST ELEVATION

NOTE:  
 ALL MATERIALS AND COLORS TO MATCH  
 EXISTING UNLESS NOTED OTHERWISE



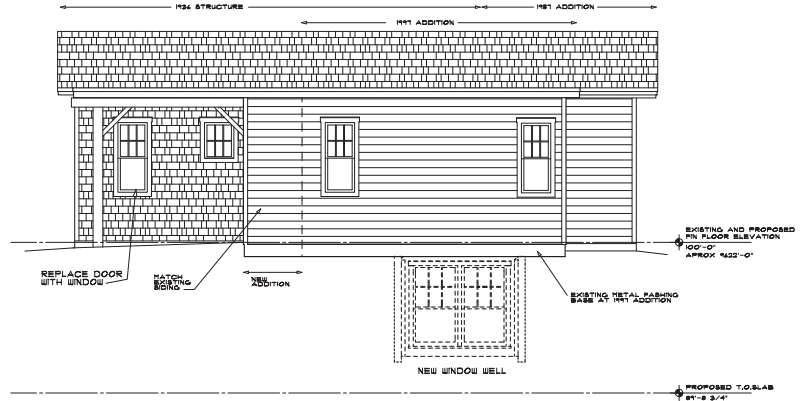
SOUTH ELEVATION

NOTE:  
 ALL MATERIALS AND COLORS TO MATCH  
 EXISTING UNLESS NOTED OTHERWISE



NORTH ELEVATION

NOTE:  
 ALL MATERIALS AND COLORS TO MATCH  
 EXISTING UNLESS NOTED OTHERWISE



EAST ELEVATION

NOTE:  
 ALL MATERIALS AND COLORS TO MATCH  
 EXISTING UNLESS NOTED OTHERWISE

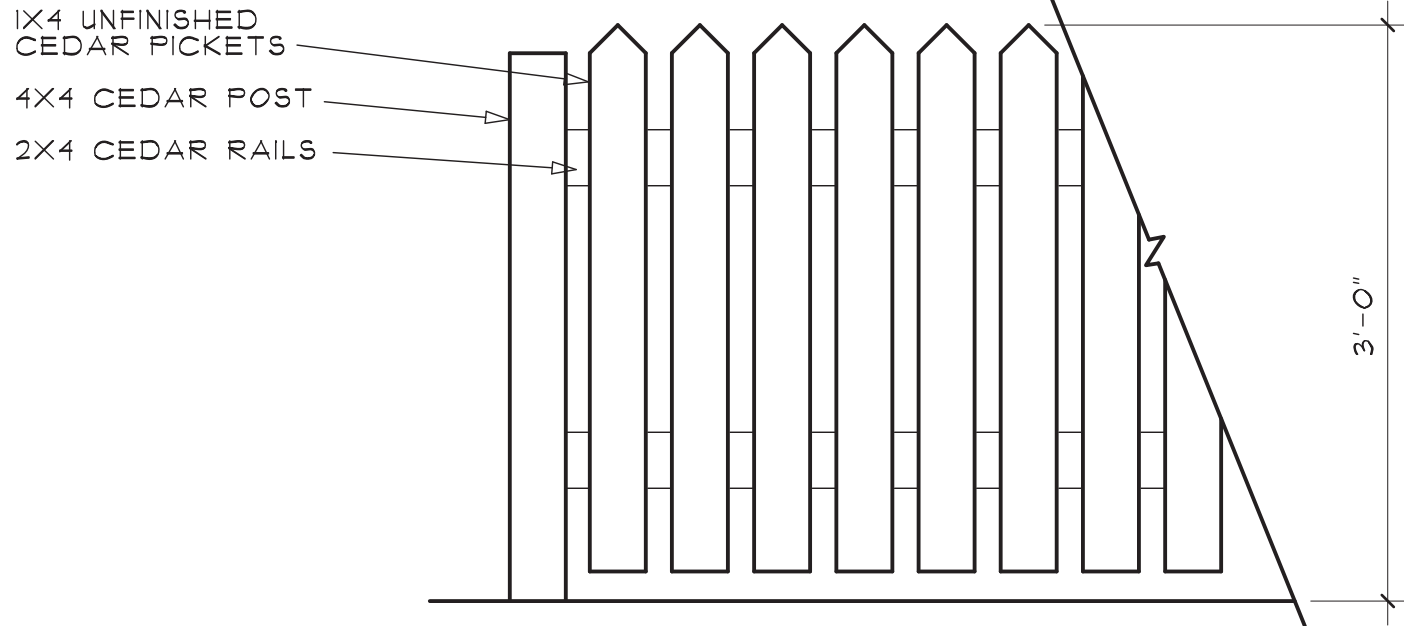
PRELIMINARY  
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ELEVATIONS  
 SCALE: 1/4" = 1'-0"

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**GALLAGHER RESIDENCE REMODEL**  
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**LOT 8A, BLOCK 7 YINGLING MIKELS**  
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SEPT 17, 2015  
PLANNING-1

Revisions:  
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of sheets

**FENCE DETAIL**  
**SCALE: 1" = 1'-0"**

## Planning Commission Staff Report

**Subject:** The Old Enyeart Place Renovation, Addition and Landmarking  
(Class B Historic Final - PL-2015-0361)

**Proposal:** A proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, build a new a connector and addition to the back of the lot and locally landmark the historic house.

**Date:** November 19, 2015 (For meeting of December 1, 2015)

**Project Manager:** Michael Mosher, Planner III

**Applicant/Owner  
And Agent:** Michael Gallagher, SYNTEC Development Corporation

**Address:** 112 South Harris Street

**Legal Description:** Yingling & Mickles Addition, Block 7, Lot 7

**Site Area:** 6,250 square feet (0.14 acres)

**Land Use District:** 17 Residential Single Family; 11 Units per Acre (UPA)

**Historic District:** 1 - East Side Residential (max. 10 UPA above ground density)

**Site Conditions:** The lot contains the house constructed by the Enyeart's in 1949. A small lawn is located in front of the house, with tall pine trees and deciduous trees in the front yard and along the north side of the house. A small gravel parking area is located between the front lawn and the street. The backyard is unfenced, and primarily consists of a dirt/gravel parking area.

**Adjacent Uses:** North, East, and South: Single family residences  
West: Harris Street and the Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library.

**Density:** Allowed under LUGs: 2,525 sq. ft.  
Proposed density: 2,522 sq. ft.  
(\*proposed 720 sq. ft. landmarked basement not included)

**Above Ground  
Density:** Allowed at 9 UPA: 2,066 sq. ft.  
Allowed at 10 UPA (with negative points) 2,296 sq. ft.  
Proposed at 9.34 UPA  
(with negative three (-3) points): 2,145 sq. ft.

**Mass:** Allowed under LUGs: 3,030 sq. ft.  
Proposed mass: 2,945 sq. ft.

**F.A.R.:** 1:2.5

**Areas:**

	Existing	Proposed	Above Ground	Garage/Mech'l	Mass
Lower		377 SF			
Main	1,355 SF	1,572 SF	1,572 SF	800 SF	2,372 SF
Upper	321 SF	573 SF	573 SF		573 SF
TOTALS	1,676 SF	2,522 SF	2,145 SF	800 SF	2,945 SF
Landmark		720 SF			

**Height:** Recommended: 23 ft. mean  
Proposed: 23 ft. (mean); 26 ft. (overall)

**Lot Coverage:** Building / non-Permeable: 2,855 sq. ft. (46% of site)  
Hard Surface / non-Permeable: 689 sq. ft. (11% of site)  
Open Space / Permeable Area: 2,706 sq. ft. (43% of site)

**Parking:** Required: 2 spaces  
Proposed: 2 spaces

**Snowstack:** Required: 27.5 sq. ft. (25%)  
Proposed: 53.0 sq. ft. (50%)

**Setbacks:** Front -15 ft. recommended: 22 ft.  
Sides -5 ft. recommended: 5 ft.  
Rear -15 ft. recommended: 5 ft. w/ 12” encroachment request

**Item History**

**From the Cultural Resource Survey:**

*As originally built in 1949, the Enyearts' home was a modest wood frame, rectangular-shaped, cottage which measured 24' N-S by 30' E-W. It was covered by a front-gable roof, and its exterior walls were clad with horizontal half-log siding, which Mr. Enyeart had cut and planed at a local sawmill near the Blue River. During the 1960s, Mr. Enyeart covered the original half-log walls with stained brown square-cut wood shingle siding. Additions were built onto the original dwelling's east and north elevations during the early-to-mid-1970s. Mr. and Mrs. Enyeart related that the additions were "completed over a period of years as time allowed." To give the house "a more finished look", in the 1960s, Mr. Enyeart constructed a decorative element on the upper façade wall, made of vertical wood 1x boards with alternating concave and convex tops. The original home featured horizontal sliding windows, some of which were later changed, in the 1960s or 1970s, to single-light fixed-pane windows.*

**Statement of significance:**

*The Enyeart House is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960), when relatively few buildings were constructed. The property is also historically notable for its association with Carl "Bud" and Martha Enyeart, who made notable contributions to the history of Breckenridge and Summit County. To perhaps a lesser extent, the original house is architecturally significant for its representative vernacular wood frame front gabled plan. Due to a fairly substantial loss of integrity,*

however, Cultural Resource Historians' evaluation is that this property should be considered ineligible for individual listing in the National Register of Historic Places, and as a noncontributing resource within the Breckenridge Historic District.

Assessment of historic physical integrity related to significance:

*This property displays a below-average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The following additions and alterations to the historic dwelling have significantly compromised the historic property's physical integrity: additions built onto the original east and north elevations in the early-to-mid-1970s; the application of square-cut shingle siding, over the original half-log siding in the 1960s; the alteration of some window openings, changed from multi-paned horizontal sliding windows to single-light fixed-pane windows. The original home's roof line has been altered, and little of the original exterior fabric remains visible.*

**Changes since the October 6, 2015 Preliminary Hearing Planning Commission Meeting**

1. The original log siding on the historic house will be restored and repaired. Chinking will be added to weatherproof the siding.
2. The replacement windows will closely match the style and size of the original windows.
3. Instead of moving the house 5'-0" the plans now show the house being moved 4'-11".
4. The window wells are no longer heated.

**Staff Comments**

**9-1-19-9A and 9R: Policy 9 (Absolute and Relative) Placement Of Structures:** The proposed additions (connector link and rear module) meet the recommended relative 5-foot side yard setbacks. However, the rear yard setback at 5-feet is meeting the absolute, not relative, setback and warrants negative three (-3) points.

At the last meeting, we heard Planning Commission approval to allow the roof eave at the rear setback to encroach no more than 12-inches into the absolute 5-foot rear yard setback. Since the roof eave is above the 5-foot snow stacking window along the alley, Staff has no concerns. A Condition of Approval requiring the owner to process an Encroachment License Agreement with the Town has been added.

**9-1-19-24A and 24R: Policy 24 (Absolute and Relative) The Social Community:**



**Restoration of the Enyeart House**

The plans show that the house is to be relocated 4'-11" to the south. Under Section F of this Policy 24:

*(1) Moving Primary Structures:*

**-3 points: Relocating of historic primary structures less than five feet (5') from its current or original location, keeping the structure on its original site, and maintaining the historic orientation and context of the structure and lot.**

Since the drawings show that the historic primary structure is being moved “less than five feet (5’) from its current or original location negative three (-3) points are shown on the attached Point Analysis. The original house in this location burned down prior to the construction of the Enyeart house in 1949. The Town’s period of significance ended in 1942 and this house falls into what the Handbook of Design Standards for the Historic and Conservation Districts calls: “*Interim Period (1943-1960) This slowest phase produced few new buildings. Very little alteration and rehabilitation work occurred during this period. Some older buildings were lost to scavenging activity or fire, but in general the character of the district remained intact*”.

The drawings shows that the house will be brought back to a period in time representing the original house the Enyeart’s built. Based on direction from the Commission, the drawings show the original cut log siding to be restored and repaired as needed. This level of restoration reinforces the restoration points being sought and better supports the local landmarking criteria.

On the west elevation, the original Enyeart house had horizontally oriented, operable, multi-paned, windows that were later replaced with the fixed windows shown below. The non-operational windows will be replaced with full wood (not clad) multi-paned horizontally oriented as identified in the Cultural Resource Survey and recommended by the Commission at the last hearing. The multi-paned design will be applied to the windows along the south and east elevations. The north wall of the Enyeart House is currently encapsulated by the newer addition that will be removed. After the exposed older wall is rebuilt/restored, two new vertically oriented double hung windows are to be added.



Existing West Elevation



Proposed West Elevation

The rough sawn asphalt shake shingles on the existing roof will be replaced with a smooth sawn wood shingle in accordance with Priority Policy 126. These wood shake shingles will be Class-A fire-rated. Staff is pleased to see wood shake shingles on the roof as these are more aesthetically compatible to the Town’s Historic District.

For functionality, a new modest porch is proposed at the primary entry. It is a simple gable element just covering the doorway and the stoop. The new front door will be a wooden three-quarter light. Staff has no concerns with this small addition as the original roof from is not compromised and meets the intent of Policy 129. A stone veneer foundation, less than 12-inches tall, is proposed around the historic structure for water protection. Staff has no concerns.



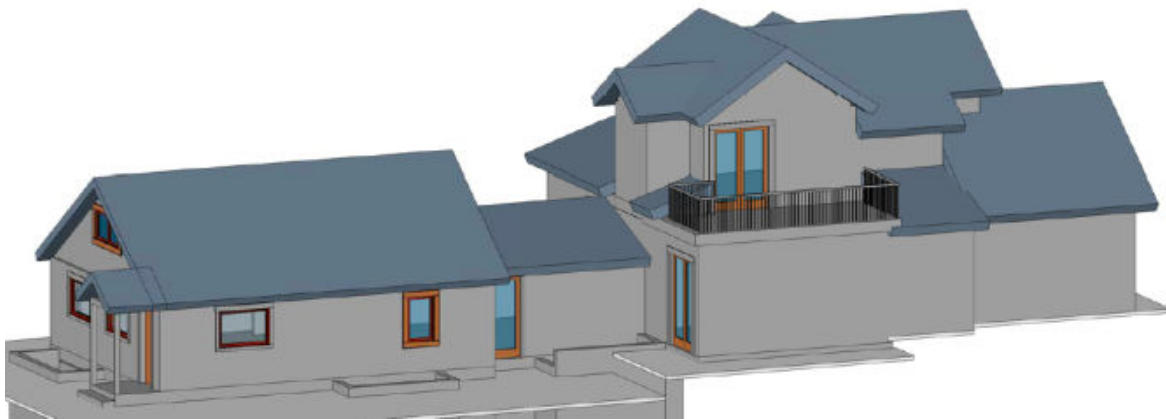
The Rear Addition:

***Policy 82. The back side of the building may be taller than the established norm if the change in scale will not be perceived from major public view points.***

- *This may be appropriate only where the taller portions will not be seen from a public way.*
- *The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distance will be considered.*
- *As pedestrian use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear.*

As the proposed addition utilizes a connector, and is at the back of the lot, it is allowed to be taller than the primary structure. In keeping with the character of other structures along this alley, the finishes are to be more rustic with similar character as typical out-buildings.

As the image below depicts, the taller mass of the addition has been pulled in off the alley edge reducing the visual massing along the alley. The views from Harris Street are buffered by the distance to the new addition (47-feet back to the addition) and by several mature cottonwood trees. Staff is supportive of the taller mass of the addition as it is buffered from the front and back property edges.

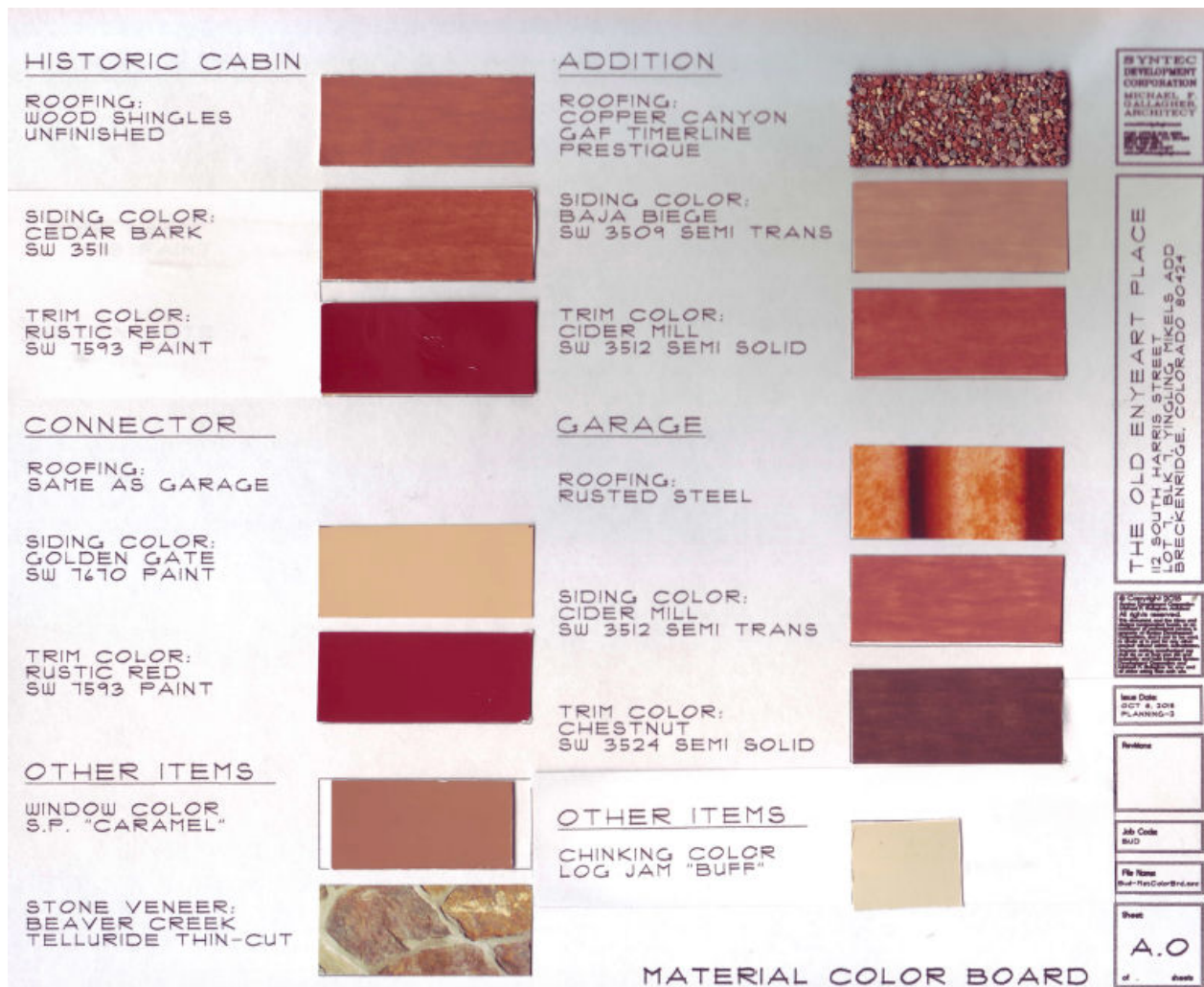


Harris Street Side

Alley Side

Since the Enyeart House is cut log, the rear addition will be finished with rustic stained horizontal lap siding with a 4-1/2 inch reveal. The roof is an asphaltic shingle. The garage is partially tucked beneath the living space and exhibits a simple gable roof form with a shed roof added to the north. The garage is to have a rusted corrugated steel roof. The siding is a vertical board and batten with a rustic stained finish.





The windows on the addition are generally vertically oriented double hung. There are some smaller windows where the roof forms come up higher on the wall. On the upper level south elevation (off the master bedroom) there are French doors flanked by double hung windows. The doors open to an upper level deck. There are also French doors on the main level off a second bedroom. In the past, this has been allowed as long as it is at the back of the lot (Harris Residence - PC#2012020 and Giller Residence - PC#2011054). The PC had no concerns with the upper level deck and French doors at the preliminary hearing.

The connector:

**Connectors - Priority Policy 80A** of the *Handbook of Design Standards for the Historic and Conservation Districts*.

Staff heard some Commission support during the last meeting that the connector length should not be the cumulative addition of the height difference between building *plus* one half the historic building length. The plans show that the height of the one-story connector is clearly lower than either structure. The edges step in at least 2-feet (2 to 10-feet). The proposed form is a simple gable with a door and a couple windows on the south elevation. The north elevation shows a smaller bank of three windows set above the interior counter. Staff notes that these windows will be difficult to see from Harris Street or the alley. The length of the connector separates the historic structure front from the new by 17-feet. Staff believes the design meets the intent of Policy 80A by clearly separating the massing modules with a subordinate form and design. Does the Commission concur?

Above Ground Density: As noted above the above ground density for this proposal is 9.34 UPA. Per this section of the Development Code negative three (-3) points are warranted.

Restoration:

The criteria for awarding positive points for historic preservation are also listed under this policy:

*Positive points shall be awarded according to the following point schedule for on site historic preservation, or restoration efforts, in direct relation to the scope of the project, subject to approval by the planning commission. Positive points may be awarded to both primary structures and secondary structures.*

*A final point allocation shall be made by the planning commission based on the historic significance of the structure, its visibility and size. The construction of a structure or addition, or the failure to remove noncontributing features of a historic structure may result in the allocation of fewer positive points:*

*(1) Primary structures:*

*+1: On site historic preservation/restoration effort of minimal public benefit.*

*Examples4: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.*

*+3: On site historic preservation/restoration effort of average public benefit.*

*Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*

***+6: On site historic preservation/restoration effort of above average public benefit.***

***Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.***

*+9: On site historic preservation/restoration effort with a significant public benefit.*

*Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, and will not include any aboveground additions.*

*+12: On site historic preservation/restoration effort with a very significant public benefit.*

*Example: Restoration/preservation efforts to a historic structure or site which bring the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site with no new structures or additions and the removal of all noncontributing features of a historic structure or site. Such restoration/preservation efforts will be considered pristine. (Emphasis added.)*

Since the last review, the applicant is proposing to restore the log siding of the original house and replace, in kind, any siding too damaged for preservation. The applicant is also proposing to restore (or replace with compliant) windows, doors, roof, and siding. There will be a new foundation, substantial permanent electrical, plumbing, and mechanical system upgrades, plus structural stabilization. Staff believes that with this change the proposal falls under the criteria listed for positive six (+6) points. The Planning Commission generally supported positive six (+6) points at the preliminary hearing dependant on the log siding being restored to the building. Does the Commission concur?

**9-1-19-33R: Policy 33 (Relative) Energy Conservation:** The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. The applicant had indicated that a HERS Index rating will be obtained in order to obtain positive one (+1) point. This has been added as a Condition of Approval.

**9-1-19-18A and 18 R: Policy 18 (Absolute and Relative) Parking:**

*2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.*

The addition includes a 2-car garage at the back off the alley. Similar projects that had received positive points under this policy for screening the parking are:

- French Investments Lot 3A Residence - PC#2013052 (+2 points)
- Dodge Residence Restoration, Rehabilitation, Addition and Landmarking - PC#2012074 (+2 points) Harris Residence Restoration, rehabilitation, addition, Landmarking and Variance Request - PC#2012020
- Vallette Residence - PC#2012010 (+2 points)

Based on past precedent Staff has assigned positive two (+2) points to the attached Point Analysis.

**Local Landmarking:** The applicant is seeking to locally landmark the structure with this proposal. Staff has found that with the restoration the building could meet three of the required criteria listed below. The property is over 50 years old and is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960).

The property is associated with a notable person or the work of a notable person as Carl "Bud" and Martha Enyeart made notable contributions to the history of Breckenridge and Summit County.

The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation, as the original house is architecturally significant for its representative vernacular wood frame front gabled plan.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p><b>The property must be at least 50 years old.</b> (The home was built in 1949)</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>1. The property exemplifies specific elements of architectural style or period.</li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise</li> </ol>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <p><b>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b> (The Enyeart House is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960), when relatively few buildings were</p>

	<p>nationally, statewide, regionally, or locally.</p> <p>3. The property demonstrates superior craftsmanship or high artistic value</p> <p>4. The property represents an innovation in construction, materials or design.</p> <p>5. The property is of a style particularly associated with the Breckenridge area.</p> <p>6. The property represents a built environment of a group of people in an era of history.</p> <p>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</p> <p>8. The property is a significant historic remodel.</p> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <p>9. The property is a site of an historic event that had an effect upon society.</p> <p>10. The property exemplifies cultural, political, economic or social heritage of the community.</p> <p><b>11. The property is associated with a notable person or the work of a notable person.</b> (Carl "Bud" and Martha Enyeart, who made notable contributions to the history of Breckenridge and Summit County.)</p> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <p>12. The property enhances sense of identity of the community.</p> <p>13. The property is an established and familiar natural setting or visual feature of the community</p>	<p>constructed.)</p> <p>2. <b>The property retains original design features, materials and/or character.</b> (The original cut logs will be exposed and restored.)</p> <p>3. The structure is on its original location or is in the same historic context after having been moved.</p> <p>4. The structure has been accurately reconstructed or restored based on documentation.</p>
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At the last hearing, we heard Commissioner support of the Landmarking as long as the historic cut logs were restored.

**Point Analysis (Section: 9-1-17-3):** We are showing that all absolute policies have been met and the final point analysis as:

Relative Policy 9, Placement of Structures - negative three (-3) points for the rear setback

Relative Policy 24, The Social Community:

Negative three (-3) points for moving the historic structure less than 5-feet

Negative three (-3) points for exceeding the 9 UPA above ground density

Positive three (+6) points for historic preservation

Relative Policy 18, Parking - Positive two (+2) points for placement and screening of all off street parking areas from public view.

Relative Policy 33:

Positive one (+1) point for obtaining a HERS Rating index.

The result is a passing score of zero (0) points.

**Staff Recommendation**

Overall, the proposed plans show a sensitive restoration of the Enyeart House with a compatible addition that should be buffered from the major views from Harris Street and the alley.

We have the following questions for the Commissioners:

1. Does the Commission support the length of the connector?
2. Does the Commission support the massing of the addition?
3. Does the Commission support the recommended point analysis?

Staff recommends the Planning Commission endorse the attached Point Analysis for The Old Enyeart Place Renovation, Addition and Landmarking, PL-2015-0361, showing a passing score of zero (0) points.

Staff recommends the Planning Commission approve The Old Enyeart Place Renovation, Addition and Landmarking, PL-2015-0361 with the attached Findings and Conditions.

We suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark The Old Enyeart Place based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

<b>Final Hearing Impact Analysis</b>				
Project:	The Old Enyeart Place Renovation, Addition and Landmarking	<b>Positive Points</b>	<b>+9</b>	
PC#:	PL-2015-0361			
Date:	11/19/2015	<b>Negative Points</b>	<b>- 9</b>	
Staff:	Michael Mosher, Planner III			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Allowed under LUGs: 2,525 sq. ft.; Proposed density: 2,522 sq. ft. (*proposed 720 sq. ft. landmarked basement not included)
4/R	Mass	5x (-2>-20)	0	Allowed under LUGs: 3,030 sq. ft.; Proposed mass: 2,945 sq. ft.
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)	0	Recommended: 23 ft. mean; Proposed: 23 ft. (mean); 26 ft. (overall)
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Front -15 ft. recommended; 22 ft., Sides -5 ft. recommended; 5 ft.; Rear -15 ft. recommended; 5 ft. (absolute) w/ 12" encroachment request.
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	Adequate snow storage provided
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	The addition includes a 2-car garage at the back off the alley. Based on past precedent Staff has assigned positive two (+2) points to the attached Point Analysis.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	0	The plans are showing 4 new Aspen (1-1.5 inch caliper - 50% multi-stem) and 8 (5-gallon) native shrubs. As the site has 4 existing mature cottonwood trees, we feel the proposed landscaping for this property in the Historic District meets the intent of this policy and reinforces the settlement pattern along this block.
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)	- 3	the project is at 9.34 Units per Acre above ground.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	he applicant is proposing to restore the log siding of the original house and replace, in kind, any siding too damaged for preservation. The applicant is also proposing to restore (or replace with compliant) windows, doors, roof, and siding. There will be a new foundation, substantial permanent electrical, plumbing, and mechanical system upgrades, plus structural stabilization.
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15	- 3	The house will be move 4'-11" south on the property.
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		

	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1	+1	The applicant had indicated that a HERS Index rating will be obtained in order to obtain positive one (+1) point.
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		



## TOWN OF BRECKENRIDGE

The Old Enyeart Place Renovation, Addition and Landmarking  
Yingling & Mickles Addition, Block 7, Lot 7  
112 South Harris Street  
PL-2015-0361

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 19, 2015** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 1, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **December 8, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.

4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
- 11. The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Old Enyeart Place Residence shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.**
- 12. An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic buildings' ridge heights shall be submitted to the Town. An ILC showing the top of the existing buildings' ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.**
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction.

Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.

17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
19. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
20. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. **Applicant shall execute and record with the Town of Breckenridge an Encroachment License Agreement to allow the roof eave at the rear setback to encroach no more than 12-inches into the absolute 5-foot rear yard setback.**
23. **Applicant shall obtain a HERS energy analysis that has been prepared by a registered design professional as required by subsection E of 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION of the Town Code, using an approved simulation tool in accordance with simulated performance alternative provisions of the town's adopted energy code.**
24. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.

28. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
31. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
32. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
33. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
35. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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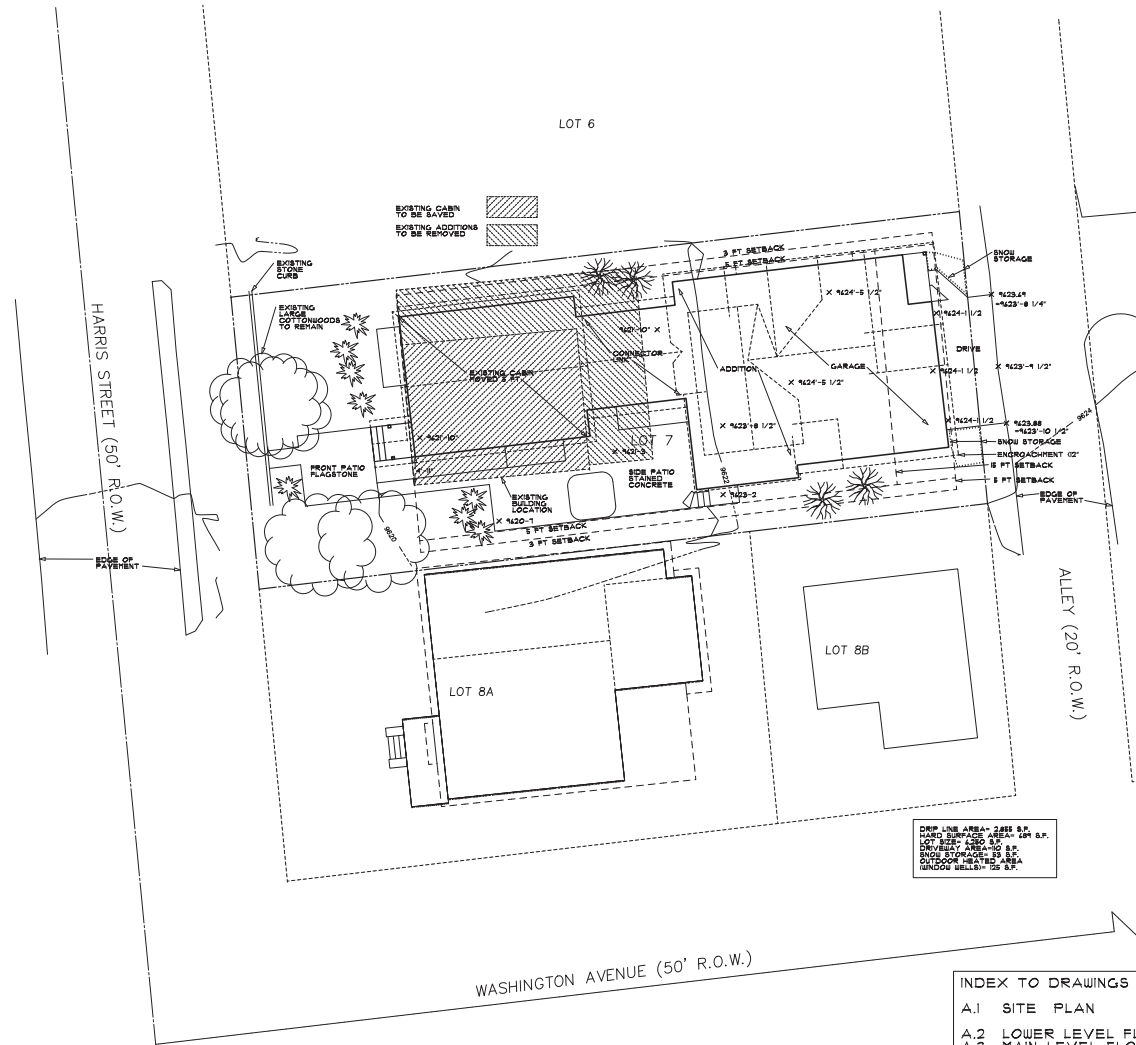
**LANDSCAPE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW OR RELOCATED ASPEN
- NEW OR RELOCATED SPRUCE OR PINE
- 5 GAL SHRUB FROM APPROVED LIST
- PERENNIAL FLOWER BEDS

**TREE QUANTITIES**

4 ASPEN: 18 TO 25 CAL W/ 50% MULTI STEMMED  
 8 5-GAL SHRUBS

ALL DISTURBED AREAS SHALL RECEIVE MINIMUM OF 3" TOP SOIL AND NATIVE GRASS AND WILDFLOWER SEED.  
 ALL NEW PLANTING SHALL HAVE DRIP IRRIGATION.



DRIP LINE AREA= 2886 S.F.  
 HARD SURFACE AREA= 189 S.F.  
 LOT #28= 4260 S.F.  
 DRIVE STORAGE= 88 S.F.  
 DRIVE STORAGE= 88 S.F.  
 OUTDOOR HEATED AREA  
 (INDOO BILLS)= 128 S.F.

**INDEX TO DRAWINGS**

A.1	SITE PLAN
A.2	LOWER LEVEL FLOOR PLAN
A.3	MAIN LEVEL FLOOR PLAN
A.4	UPPER LEVEL FLOOR PLAN
A.5	ROOF PLAN
A.6	ELEVATIONS
A.7	ELEVATIONS

PRELIMINARY  
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NORTH  
**SITE & LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

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 michaelgallagher@syntec.com

**THE OLD ENYEART PLACE**  
 112 SOUTH HARRIS STREET  
 LOT 1, BLOCK 1, YINGLING & MICKLES SUB  
 BRECKENRIDGE, COLORADO

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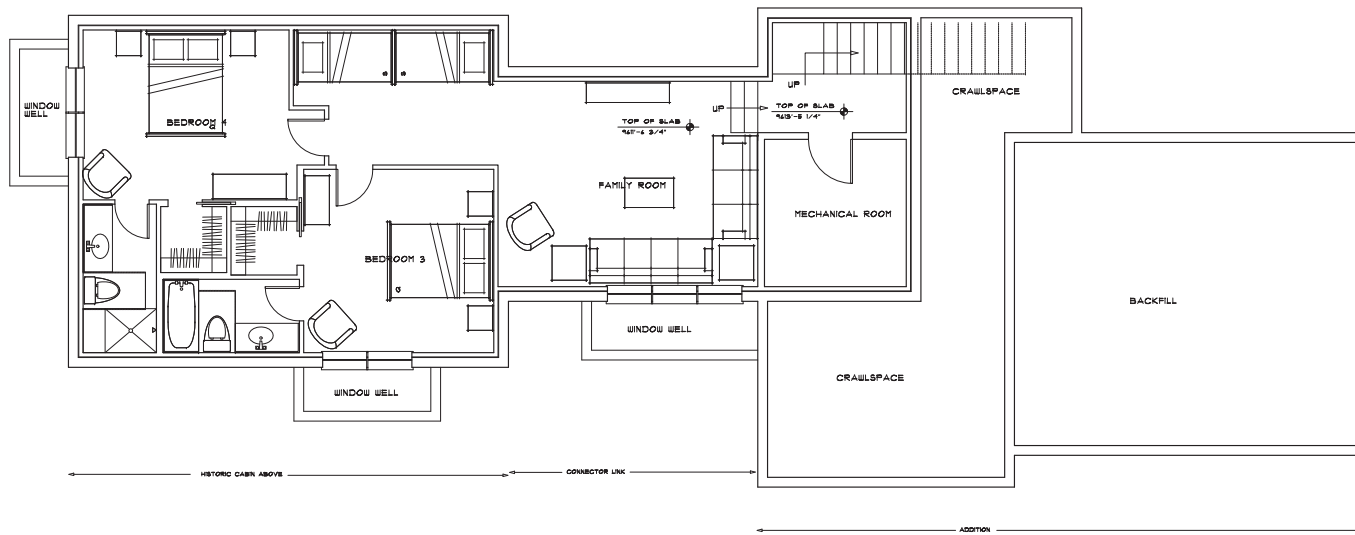
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**THE OLD ENYEART PLACE**  
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**LOWER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**THE OLD ENYEART PLACE**  
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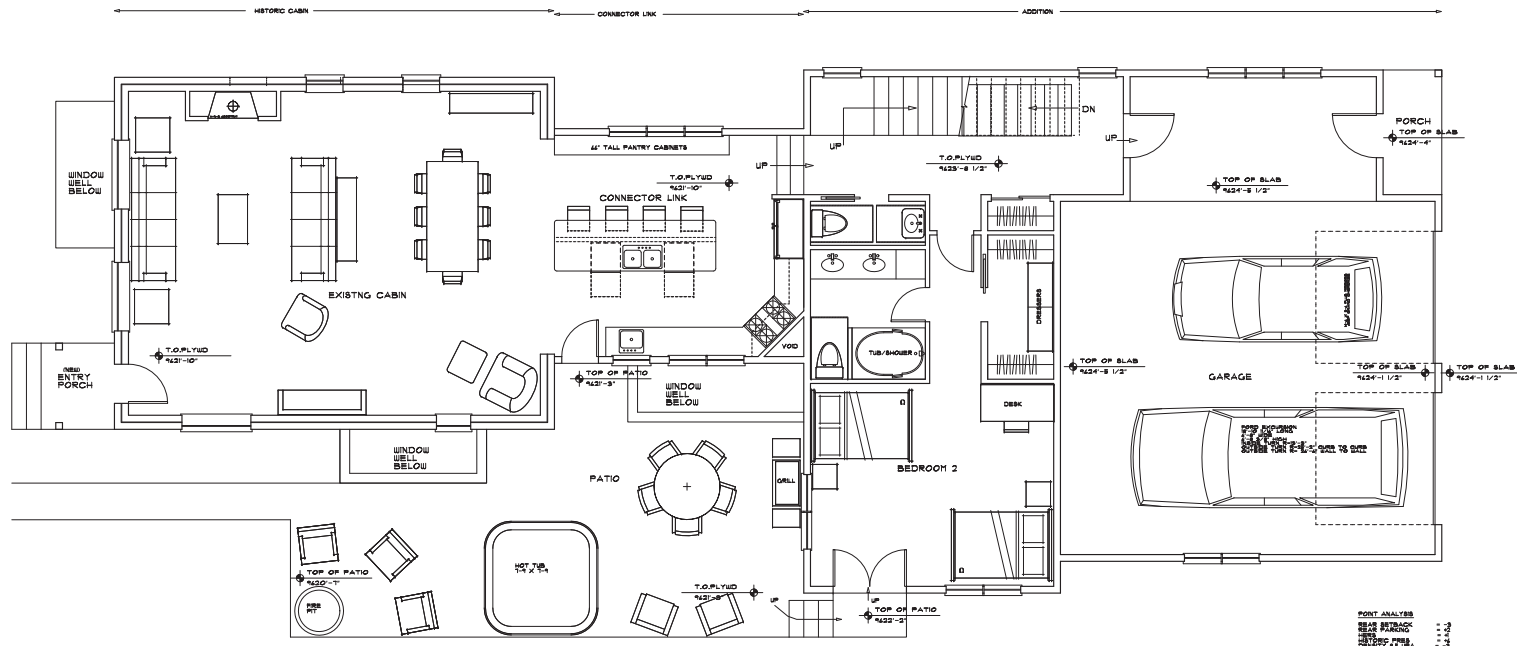
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FLOOR ANALYSIS

BASE FINISH	1.0
CEILING FINISH	1.0
CONCRETE	1.0
ROOF FINISH 4'-0"	1.0
TOTAL	4.0

**FLOOR AREA AND OTHER DATA**

LOT SIZE	4380 S.F.	MAIN LEVEL	875 S.F.
ABOVE-GROUND CENSITY	0.2 S.F.	UPPER LEVEL	875 S.F.
MAXIMUM ABOVE-GROUND CENSITY	0.2 S.F.	LOWER LEVEL	5715 S.F. PLUS 100 S.F. EXEMPT
RESIDENTIAL CENSITY	0.2 S.F.	GARAGE	715 S.F.
RESIDENTIAL CENSITY	0.2 S.F. PLUS 100 EXEMPT		
TOTAL CENSITY	0.2 S.F.	4 BEDROOMS	
ALLOWED MAX	3080 S.F.	4 1/2 BATHS	
		1 GAS FIREPLACE	

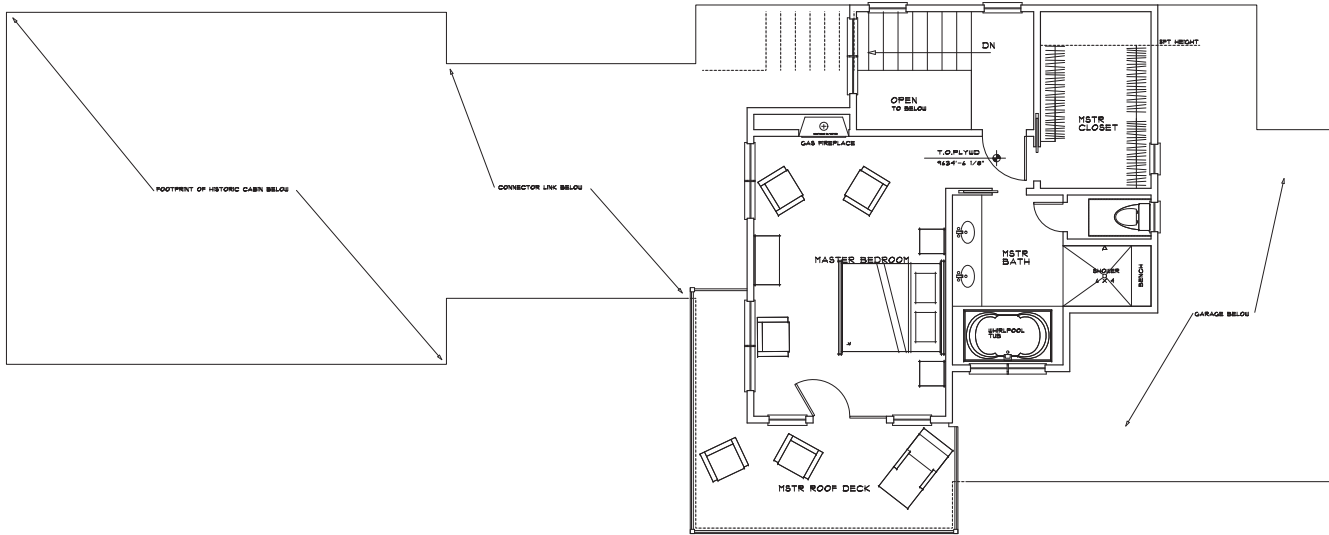
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**MAIN LEVEL FLOOR PLAN**  
**SCALE: 1/4" = 1'-0"**

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THE OLD ENYEART PLACE  
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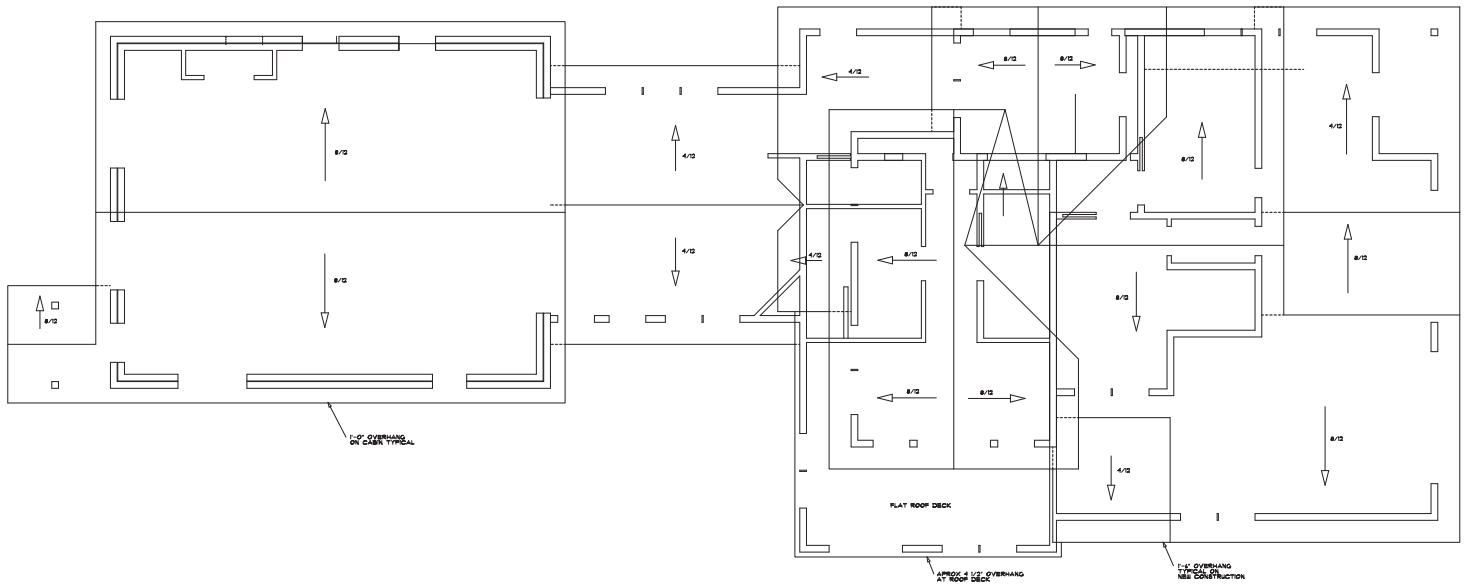


UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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ROOF PLAN  
SCALE: 1/4" = 1'-0"

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THE OLD ENYEART PLACE  
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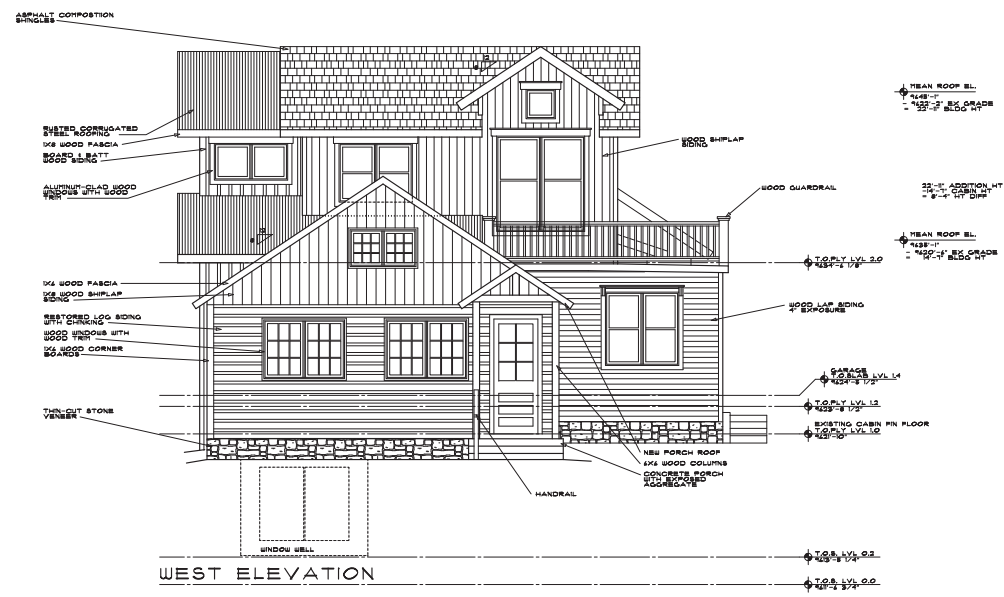
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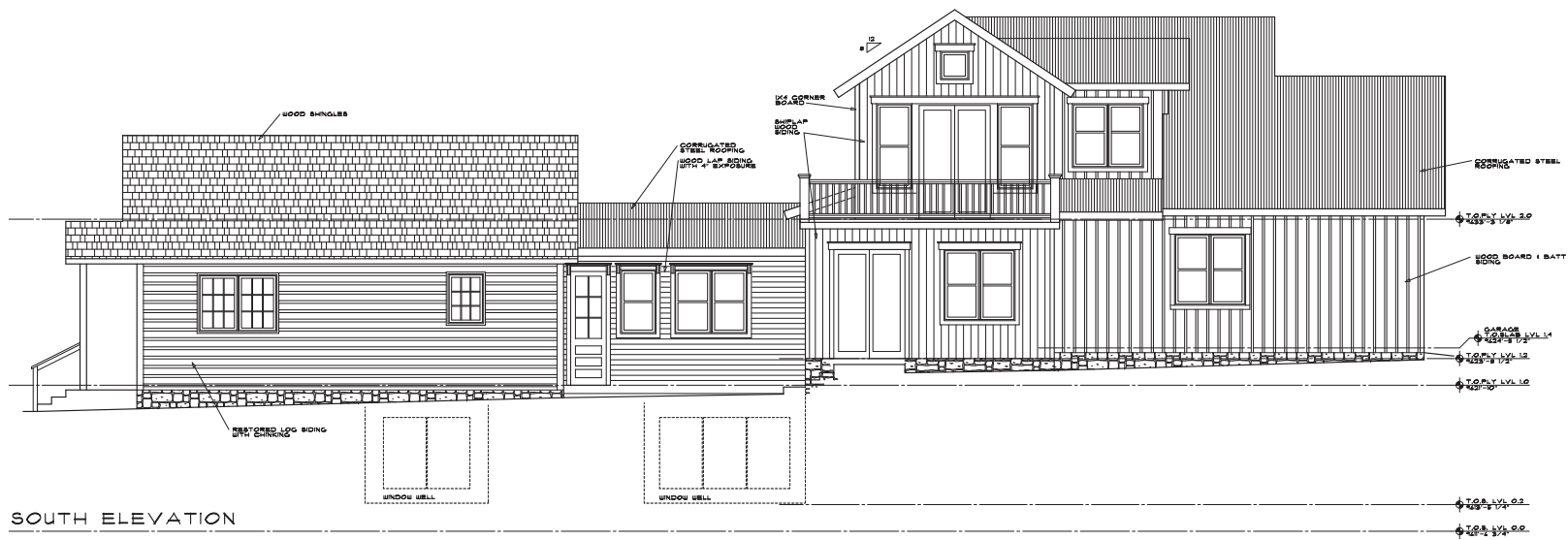
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WEST ELEVATION



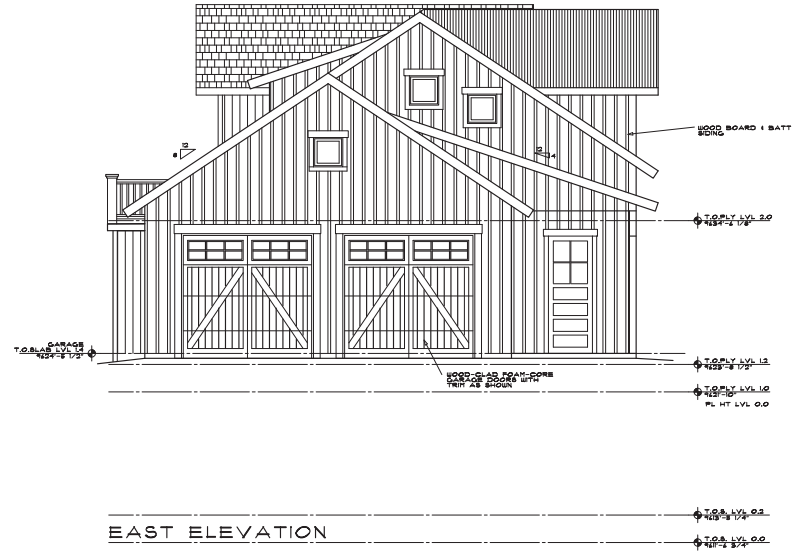
SOUTH ELEVATION

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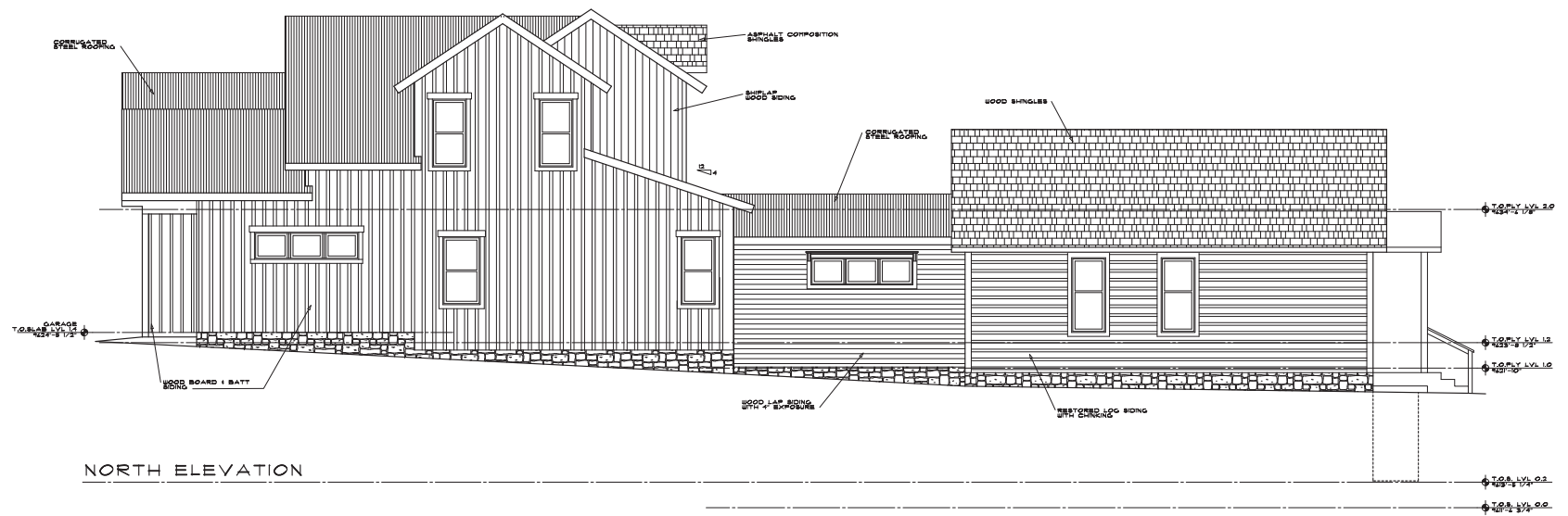
ELEVATIONS  
 SCALE: 1/4" = 1'-0"

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EAST ELEVATION



NORTH ELEVATION

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ELEVATIONS  
 SCALE: 1/4" = 1'-0"

HISTORIC CABIN

ROOFING:  
WOOD SHINGLES  
UNFINISHED



SIDING COLOR:  
CEDAR BARK  
SW 3511



TRIM COLOR:  
RUSTIC RED  
SW 1593 PAINT



CONNECTOR

ROOFING:  
SAME AS GARAGE

SIDING COLOR:  
GOLDEN GATE  
SW 7670 PAINT



TRIM COLOR:  
RUSTIC RED  
SW 1593 PAINT



OTHER ITEMS

WINDOW COLOR:  
S.P. "CARAMEL"



STONE VENEER:  
BEAVER CREEK  
TELLURIDE THIN-CUT



ADDITION

ROOFING:  
COPPER CANYON  
GAF TIMERLINE  
PRESTIQUE



SIDING COLOR:  
BAJA BIEGE  
SW 3509 SEMI TRANS



TRIM COLOR:  
CIDER MILL  
SW 3512 SEMI SOLID



GARAGE

ROOFING:  
RUSTED STEEL



SIDING COLOR:  
CIDER MILL  
SW 3512 SEMI TRANS



TRIM COLOR:  
CHESTNUT  
SW 3524 SEMI SOLID



OTHER ITEMS

CHINKING COLOR:  
LOG JAM "BUFF"



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MATERIAL COLOR BOARD

## Planning Commission Staff Report

- Subject:** Grand Colorado at Peak 8 – East Building (Previously known as “Building 804”) (Class A, Final Hearing; PL-2015-0215)
- Proposal:** To construct a 105 unit (units combined into 2 and 4 bedroom) interval ownership resort Condominium at the base of Peak 8 ski area with associated amenities and underground parking. Additional off-site parking is proposed at the Grand Colorado at Peak 8 Building (under construction to the west) and over the Stables Parking lot to the north. The Town Council approved a Development Agreement for this proposal on July 14, 2015. (There are separate applications to modify the Fifth Amendment to the Amended Peak 7 & 8 Master Plan, create a Subdivision and review any extensions or updates to the existing Sprung Structures)
- Date:** November 24, 2015 (For meeting of December 1, 2015)
- Project Manager:** Michael Mosher, Planner III
- Applicants/Owners:** Peak 8 Properties, LLC; Michael Millisor and Mike Dudick  
Vail Resorts Development Company (VRDC), Graham Frank
- Agent:** Matthew Stais; Matthew Stais Architects
- Address:** 1595 Ski Hill Road
- Legal Description:** For the building and infrastructure:  
A portion of Tract C, Peak 8 Subdivision #1 (pending re-subdivision)  
For the Stables Parking Lot parking area:  
Tract E Peak 7 Subdivision
- Site Area:** To be determined - pending resubdivision
- Land Use District:** Development is subject to the Sixth Amendment to the Amended Peak 7 & 8 Master Plan (currently under review PL-2015-0444), and previous amendments to this Master Plan and the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC.
- Underlying Land Use District:**  
*LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums,  
Condo-hotels, Hotels and Lodges @ 4 UPA*
- Site Conditions:** The building is to be located between One Ski Hill Place and the Grand Colorado at Peak 8 (under construction). The Cucumber Gulch Preventative Management Area (PMA) is to the north and east of the development site. None of the Condominium site is within the PMA or the Cucumber Gulch Overlay Protection District. A new retaining wall along the north side of Ski Hill Road abuts the PMA. The proposed added parking to the Stables Parking lot is within the PMA. The Breck Connect Gondola and easement lie to the east. The site is laced with multiple existing buried utilities.

**Adjacent Uses:** North: Ski Hill Road, Skiwatch Road, Cucumber Gulch Preventative Management Area, Grand Colorado Building  
 East: Cucumber Gulch Preventative Management Area, & One Ski Hill Place  
 South: Peak 8 Ski Area  
 West: Skiwatch Condos and Peak Eight Place Subdivision

**Allowed Density:** Subject to the Sixth Amendment to the Amended Peak 7 & 8 Master Plan and Development Agreement with Town of Breckenridge:

Maximum TDRs allowed (per Development Agreement):  
 TDRs 18.00 Condominium SFEs @ 1,200 SF/SFE  
 1.30 Commercial SFEs @ 1,000 SF/SFE  
 On Master Plan to be utilized by applicants (from VRDC):  
 45.00 Condominium SFEs @ 1,200 SF/SFE  
 2.60 Commercial SFEs @ 1,000 SF/SFE  
 18.03 Guest Services SFE @ 1,000 SF/SFE  
 Proposed TDRs by applicants (Peak 8 Properties):  
 16.00 Condominium SFEs @ 1,200 SF/SFE  
 1.30 Commercial SFEs @ 1,000 SF/SFE

**Total Allowed:**  
 Condominium 63.00 SFEs = 75,600 SF  
 Commercial 3.90 SFEs = 3,900 SF  
 Guest Services 17.86 SFEs = 18,032 SF

**Total Proposed:**  
 Condominium 61.45 SFEs = 73,745 SF  
 Commercial 3.86 SFEs = 3,851 SF  
 Guest Services 17.86 SFEs = 18,032 SF

*Note: Per the Master Plan, the Guest Services of First Aid and Employee Lockers do not count as density or mass. Per the Development Agreement, public restrooms, storage areas, and lift and lift personnel facilities do not count as density or mass.*

Amenities Required:  
 (1/35 of proposed residential): 2,107 SF  
 (Density beyond the 1/35 is not counted)  
 Proposed Amenities: 13,028 SF

**Mass:**

<b>Total Allowed:</b>	
Residential (Condominium):	92,181 SF
Commercial:	3,851 SF
Guest Services:	18,032 SF
Amenity (600%)	12,642 SF
<b>Total:</b>	<b>126,725 SF</b>

<b>Total Proposed:</b>	
Residential (Condominium):	73,745 SF
Commercial:	3,851 SF
Guest Services:	8,100 SF
Amenities:	11,011 SF
<u>Common Area</u>	<u>20,781 SF</u>
<b>Total:</b>	<b>117,488 SF</b> (9,237 SF under)

**Height:** Allowed Per LUD 39 and Master Plan: 62'-0" (5 stories)  
Proposed Height (measured to the mean): 71'-4" (Negative 10 points)

**Parking:** Required on-site:  
*Per Development Agreement and Parking Study and Master Plan - 0.85 spaces per 1-Bedroom or lock-off - All located beneath building*

Residential (Condominium) - 105 units:	90 spaces
<u>Commercial =1/400 SF:</u>	<u>10 spaces</u>
Total required:	100 spaces
Total on-site proposed:	133 spaces (33 over)

Proposed **extra** off site:

Proposed upper deck to Stables Lot:	66 spaces
<u>Proposed Short-term Skier Drop Off</u>	<u>21 spaces</u>
Total <b>extra</b> off-site proposed:	87 spaces

**Snow stack:** All areas snow-melted (Negative 3 points)

**Setbacks:** Pending subdivision (Proposed subdivision must meet the Relative setbacks as described in 9-1-19-9R: Policy 9 (Relative) Placement of Structures.

**Employee Housing:** Proposed 0% of residential density (Negative 10 points)

**Refuse:** Trash/recycling enclosure is proposed within the Basement Level of the building beneath the gondola terminus. (Positive 1 point)

**Loading Areas:** A loading area is proposed within the Basement Level of the building beneath the gondola terminus.

**Changes since the September 15, 2015 Planning Commission 2<sup>nd</sup> Preliminary Hearing**

1. The bus lane was moved away from gondola to increase safety clearances.
2. The pedestrian area was enlarged at the transit plaza (at the garden level).
3. The transit plaza grading was adjusted to eliminate steps within plaza.
4. A freestanding pedestrian shelter was added at bus waiting area.
5. A guard shack was added at BSR short term parking to control access.
6. The octagonal building form (at the plaza level) was reduced in size.
7. The plaza was enlarged between the gondola terminal and edge of snow area.
8. The location of BSR guest services, coffee shop and BGV amenities were adjusted.
9. The fire table at the plaza was relocated to enhance pedestrian circulation.
10. Stone chimney elements were added to east side of building.

11. The maximum building height was increased from 68'-1" to 71'-9 1/8" (an increase of 3-8 1/8").

*For the sake of discussion in this report, the Grand Colorado at Peak 8 building currently under construction is referred to as the "West Building" and the Grand Colorado at Peak 8 East Building is referred to as the "East Building".*

#### **Staff Comments**

**9-1-19-3A and 3R: Policy 3 (Absolute and Relative) Compliance with Density/Intensity Guidelines and 9-1-19-4A and 3R: Policy 4 (Absolute and Relative) Mass:** Based on the current plans the proposed density and mass fall below that allowed by the Master Plan with the addition of the TDRs allowed in the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC. Staff has no concerns.

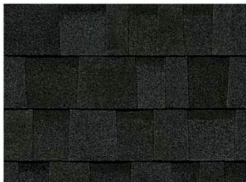


**9-1-19-5R: Policy 5 (Relative) Architectural Compatibility:** The architecture of this building will be similar in character, materials and colors as the neighboring West Building (now under construction). As required by the Master Plan and per this section of the Code, the building exhibits contemporary mountain architecture that is compatible with the surrounding buildings. All the proposed materials are natural, with the exception of those above 30-feet. As required by the Building Code, above 30-feet the exterior materials must be fire retardant. Hence, fiber-cement siding is proposed with the appearance of natural wood above 30 feet.

As proposed with the 6th Amendment of the Amended Peak 7&8 Master Plan,(PL-2015-0444) the use of natural stone on the buildings at the Base of Peak 7&8 has expanded from the use of authentic stone only on foundations to include chimneys and other accent elements. Natural stone is used at the foundation, for vertical accents/columns, and for the chimney/duct enclosures. (See sheets A301 and A302.)

All trim is cedar except at eaves above 30-feet. The building is sided with horizontal lap siding and vertical shiplap siding. Similar to the neighboring Grand Colorado at Peak 8 building, large amounts of glass are shown along the main plaza level on the east elevation. The expanse of the glass along these elevations is broken with sections of solid wall. The glazing areas are covered with a deep porch to shade the interior and reduce glare. Otherwise, the Color and Material Board is copied below for your reference. Staff has no concerns.



**grand colorado on peak 8**  
**exterior material samples and colors**  
 11 may 2015

<p><u>primary roof:</u>          asphalt shingles          owens corning trude finition          "onyx black"</p>			<p><u>secondary roof:</u>          16" standing seam mtl          firestone "medium bronze"</p>
<p><u>decorative wood beam &amp; post wraps:</u>          sw 3025 "caribou"          semi-solid stain</p>			<p><u>drip edge/ metal trim @ quad posts:</u>          flat black</p>
<p><u>primary attic siding:</u>          hardieplank select cedarmill          lap siding, 6" exposure;          benjamin moore hc-73          "plymouth brown"</p>			<p><u>secondary attic siding:</u>          hardiepanel select cedarmill          reverse board &amp; batt;          sw 7048 "urbane bronze"</p>
<p><u>alternate secondary attic siding (wood):</u>          5/4x8 rs cedar          reverse board &amp; batt;          sw 3022 "black alder"</p>			<p><u>accent siding:</u>          hardiepanel select cedarmill          reverse board &amp; batt;          sw 7040 "smokehouse"</p>
<p><u>door &amp; window frames:</u>          weathershield          aluminum clad wood;          "craftsman bronze"</p>			<p><u>fascia/ trim:</u>          2x rs cedar,          sw 3025 "caribou"          semi-solid stain</p>
<p><u>primary wood siding:</u>          horizontal 1x8 rs          cedar lap siding          sw "bgv special mix"          semi-transparent stain</p>			<p><u>secondary wood siding:</u>          5/4x8 rs cedar shiplap (vert),          messmer's natural wood          finishes, U.V. plus mc-500          natural semi-trans stain</p>
<p><u>cap @ stone veneer:</u>          gallegos stone          3" sandstone;          "sebastian"</p>			<p><u>railings &amp; trim:</u>          cardinal powder coatings          p004-br23 "bronze"          (40% gloss)</p>
<p><u>stone veneer:</u>          gallegos stone,          drystack veneer,          telluride blend;          #704 "greystone"</p>			

An elevation of the bridge connecting the West and East buildings is shown on Sheet A313. It is finished to match the materials on the buildings with glass flanking both sides. To reduce the profile in this view corridor, the roof is flat.

The bus shelter is delineated on Sheet A315. It is a simple heavy timber open form with a shed roof with colors and materials matching the building.

Finishes on the addition to the Stables Parking lot are to match the existing lot with vertical form-liner and color to match. The retaining wall along the north side of Ski Hill road will also be finished to match the existing lot with vertical form-liner and color to match. Staff has no concerns.

**9-1-19-6A and 6R: Policy 6 (Absolute and Relative) Building Height:** As specified in the Master Plan, and per Land Use District 39, building heights are recommended at 5-stories. Per the Development Code, the first two stories are counted as 13-feet tall each and subsequent stories are counted at 12-feet tall each. Hence, a 5-story multi-family building will have a height of 62 feet, measured from the mean (mid-point between ridge and eave) of the roof to the proposed grade below. In addition, the relative portion of this policy allows this height to be exceeded with negative points being incurred:

*(2) Outside The Historic District:*

*a. For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the land use guidelines, as follows:*

*-10 points , Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.*

*1 x (-1/+1) 1. It is encouraged that buildings incorporate the uppermost story density into the roof of the structure, where no additional height impacts are created.*

*1 x (-1/+1) 2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.*

The height of the tallest portion of this building is 71'-9", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by one story and will incur negative ten (-10) points.

As noted above, positive points may be awarded to buildings that show broken, interesting roof forms that step down at the edges and for providing density in the roof forms. At the last hearing we heard mixed support of awarding positive one (+1) point for placing density into the roof forms. We did not hear support for awarding the positive one (+1) point for the building forms stepping down at the edges.

The drawings show a series of terraced decks at the east end of the building and stepping roof forms at the west end of the building. The Composite East Elevation on Sheet A302 best illustrates these changes. Staff believes this change meets the intent of this policy although the decks are not "roof forms") and would suggest that the building provides broken, interesting roof forms that step down at the edges. We are showing negative ten (-10) points for the height overage and positive one (+1) point for placing density into the roof forms and positive one (+1) point for the building forms stepping down at the edges. Does the Commission agree?

**9-1-19-7R: Policy 7 (Relative) Site and Environmental Design:** The drawings are showing additional detail for the new parking level above the existing Stables Parking Lot north of Ski Hill Road.

The upper level access and finished elevation matches the elevation of Ski Hill Road and is located opposite Ski Watch Drive. The lower level access and finished elevation matches the elevation of Ski Hill Road and is opposite the vehicular entry to the West Building (Grand Colorado at Peak 8). The finishes are called out as *“Precast concrete panels with vertical linear texture: Color to match existing Stables Lot retaining wall”*. The guardrails are shown as painted tubular steel with horizontal balustrades with a 4-inch separation. We have no concerns.

The large retaining wall along Ski Hill Road is part of the required improvements associated with the Master Plan which identified raising the Ski Hill Road right of way (ROW) as part of all the improvements to the Peak 7&8 base areas. This wall is to be constructed in the ROW and abutting the PMA. The applicants are working closely with the Engineering Department and Community Development on the specific details and impacts to the PMA. The planned exterior finish will match that of the parking structure, precast concrete panels with vertical linear texture.

Staff believes that the height of this wall is not subject to this policy as it is located off the applicant’s property. The steepness of the slope off of Ski Hill Road requires a taller retaining wall to minimize the disturbance and to keep all improvements outside the PMA. We are not suggesting any negative points as a result.

For this wall, the applicant shall submit and obtain approval of a separate Class B Development Permit for a Variance for any work that will have impacts to Cucumber Gulch within the preventive management area (PMA) in accordance with Strategic Approach & Process To Be Used By Town Staff For Assessing Impacts To Cucumber Gulch, Of Variances Within The Preventive Management Area (PMA) Dated 5-03-01 on record at the Town.

**9-1-19-9A and 9R: Policy 9 (Absolute and Relative) Placement of Structures:** The applicants will be proposing a re-subdivision of this property and will abandon the property line that currently falls between the east and west Grand Colorado at Peak 8 buildings. At this time, Staff has added a Condition of Approval requiring a recorded subdivision, which will not negatively affect any point assignment, for this development prior to issuance of a building permit.

**9-1-19-13A and 13R: Policy 13 (Absolute and Relative) Snow Removal and Storage:** All exterior hardscape and paving for the project is proposed to be snow melted. As a result, negative three (-3) points are shown on the Point Analysis under Policy 33 (Relative) Energy Conservation discussed in this report below.

**9-1-19-15A and 15R: Policy 15 (Absolute and Relative) Refuse:** The drawings show the refuse and recycling located within the building mass. We are showing positive one (+1) point for this design on the Point Analysis.

**9-1-19-16A and 16R: Policy 16 (Absolute and Relative) Internal Circulation; 9-1-19-17A: Policy 17 (Absolute) External Circulation:** The agent has been working with Engineering Staff addressing the pedestrian and vehicular circulation for this submittal.

The pedestrian sidewalk flanking the south side of Ski Hill Road next to the curb and gutter is shown continuing west along One Ski Hill Place and then wrapping into this development around the bus

pullout area. As the sidewalk crosses out of Town ROW and into this development, it will be snow melted. Then as it returns along the edge of Ski Hill Road it will be attached to the curb and gutter and will no longer be snow melted. Where the sidewalk crosses proposed driveways, there are handicap curb ramps at the edges. Staff has no concerns.

This submittal includes a comprehensive directional and informational signage plan. Though ultimately reviewed and approved under separate permits, Staff appreciates the early coordinated detail on the design of these signs, as they will play an important part of the guest experience at the base of the ski area. Staff has no concerns.

The Trash/Receiving/Loading area is separate from any driveway used by the public and is shared with One Ski Hill Place.

The Bus/Hotel Shuttle drop-off/pick-up has been enlarged and lengthened to accommodate the large busses and allow smaller shuttles to share the same space.

Ski School/Visitor drop-off/pick-up, the loading for West Building and the Guest Parking (East) is shared by the public (ski school/day visitors) and the guests for the Grand Colorado at Peak 8.

The Grand Colorado main check-in and Guest Parking (West Building) is where all of the guests will initially check in. With this application, the drawings show additional short-term parking at the Porte de Cochère area to accommodate increased check-in needs at peak times.

Staff supports the separation of uses and general circulation. There are a lot of different users at this busy area and we are supportive of the revisions. We have no concerns.

Pedestrian access to and from the Stables Parking area is shown with one crosswalk from the upper level of the parking structure across the south edge of the Ski Watch Drive / Ski Hill Road intersection. Guests that park on the lower level will be directed to the upper level to cross Ski Hill Road. After crossing this intersection the connected Ski Hill Road sidewalk continues east to the base area and buildings at Peak 8. (Staff notes that vertical circulation including handicapped access will need to be shown on the final building plans for the structure to meet Building Codes.)

Internal circulation between the West and East buildings includes an upper level enclosed bridge connecting the main lobby of the west building to the first floor of the east building. This bridge crosses the Pedestrian and Fire Access Lane. We have no concerns.

**9-1-19-18A and 18R: Policy 18 (Absolute and Relative) Parking:** Per this section of the Code:

*1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:*

*2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.*

As allowed with the amended Master Plan and provided in the Development Agreement, 0.85 parking spaces per unit (or 1.7 per 2-bedroom lock-off) are allowed with this application. The total required parking spaces is 100. The plans are showing 133 on-site spaces. 112 of these spaces are below the building.

100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8. However, the applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site parking spaces at the Stable Lot associated with this Development Permit. This additional parking will be visible from the ROW and Gondola. We are suggesting positive two (+2) points on the Point Analysis for having most of the parking screened from view.

Per the Master Plan:

*Traffic Study: Applicants for site specific development permits within the Master Plan area shall submit to the Town Engineering Department the total number of actual units (as opposed to SFEs or other factors used for conversion to square footage) within the proposed development so that the Engineering Department can confirm that the traffic study submitted in connection with this the May 2003 Master Plan and based on the total of 446 units remains valid.*

There will be 488 lodging units in the 2015 Master Plan. There were 461 units in the 2002 MP.

The applicants have submitted a Traffic Study addressing the possible impacts from the additional parking being proposed with this application. The traffic study tables below compare the traffic based on the Master Plan in 2002 (before the gondola was built) and in 2015 with the amended Master Plan.

**Table 1**  
**Peaks 7 & 8 2002 vs. 2015 Development Plan**  
**Design Day Traffic Volume Comparison**  
*Ski Hill Road Travelshed*

Metric	Unit of Measure	2002 Amended Master Plan (TDA Report)	2015 Development Plan
Ski Hill Road (non-project)	<i>lodging units</i>	1,040	1,040
Peaks 7/8 Redevelopment	<i>lodging units</i>	461	488 <sup>1</sup>
Skier Parking at Peaks 7/8	<i>spaces</i>	230	224 <sup>2</sup>
Skier services/commercial	<i>square feet</i>	72K	72K
Design Day Traffic Volume <sup>3</sup>	<i>vehicles</i>	11,500	11,700

Source: Town of Breckenridge and TDA Colorado.

1. Matt Stais Architects SEP 2015

2. West Brown Attorneys SEP 2015, at buildout

3. 10<sup>th</sup> Highest Day, derived assuming PM peak hour is 9% of daily volume from Table 2

**Table 2**  
**Ski Hill Road PM Peak Hour Design Day Volumes at Buildout**  
**By Peaks 7 & 8 2002 MP and 2015 Development Plans**

Trip Generator	2002 Amended MP	2015 Development Plan
Peak 8 Shuttle Buses	25	25
Peak 7/8 Parking	95	95
Peak 8 Drop Off	120	120
Nordic Center	50	50
Residential, non-project	470	470
Business/Other	60	60
Peaks 7/8 Development Plan	220 <sup>1</sup>	230 <sup>1</sup>
<b>Total Vehicle Trips</b>	<b>1,040</b>	<b>1,050</b>
<i>Ratio: 2015 Project to 2002 MP</i>	<i>1.00</i>	<i>1.01</i>

Source: TDA based on field observations

1. See Table 3

**Table 3**  
**Peaks 7 & 8 2002 vs. 2015 Development Plan**  
**& Design Day Peak Hour Volume Comparison**

Metric	PM Peak Hour	
	2002 Plan <sup>1</sup>	2015 Plan
<i>Trip Generation Rate</i>	<i>0.37</i>	<i>0.37</i>
<i># of Residential/Lodge Units</i>	<i>461</i>	<i>488<sup>2</sup></i>
<i># Residential/Lodge trips</i>	<i>170</i>	<i>180</i>
<i>Skier services/commercial space, trips<sup>1</sup></i>	<i>50</i>	<i>50</i>
<b>Development Total Trips, vehicles</b>	<b>220</b>	<b>230</b>

Source: TDA trip rates based on field observations

1. *Peaks 7/8 Planned Development 2002 Amended Master Plan, Traffic Impact Assessment Summary Report, Nov. 11, 2002, TDA Colorado*

2. Matthew Stais Architects, AUG 2015

Overall, the changes in traffic volume from 2002 are nominal. Staff believes the addition of the available parking in Town and the capacity of the gondola has helped alleviate the congestion once seen on Ski Hill Road.

**9-1-19-19A: Policy 19 (Absolute) Loading:** This development addresses three different loading areas for guests of the lodge and day visitors.

First, the Grand Colorado at Peak 8 (both the east and west buildings) guests arrive by vehicle (car, van, etc.) to the entry loop at the West Building. After checking in at the front desk in this building and receiving their entry/room key, the guests staying at the East building return to their vehicle, exit back to Ski Hill Road to the next driveway, and enter the parking garage (using their key at a gate) beneath the East Building.

Secondly, day visitors, ski school, etc. arriving/leaving by personal vehicle can be dropped off via the same driveway (before the underground parking gate) to a short-term drop off parking area.

Lastly, visitors arriving/leaving by bus are met beneath the gondola terminus at the base of the Grand Colorado at Peak 8 East building. Here, the visitors can directly check into Ski School/Child Care or take an escalator (owned and maintained by the Mountain Master Association) up to the plaza level to access the chairlifts and the slopes.

Staff believes the visitor circulation and loading areas have been well thought out. We have no concerns.

**9-1-19-22A and 22R: Policy 22 (Absolute and Relative) Landscaping:** The revised plans show 35 conifers and 142 Aspen trees. Sheet L3 shows the preliminary Planting Plan with the following:

QTY	BOTANICAL NAME	SIZE	COMMON NAME
<b>EVERGREEN TREES</b>			
2	<i>Picea pungens</i>	12' Ht.	Blue spruce
4	<i>Picea pungens</i>	14' Ht.	Blue spruce
1	<i>Picea pungens</i>	16' Ht.	Blue spruce
5	<i>Pseudotsuga menziesii</i>	12' Ht.	Douglas fir
4	<i>Pseudotsuga menziesii</i>	14' Ht.	Douglas fir
2	<i>Pseudotsuga menziesii</i>	16' Ht.	Douglas fir
4	<i>Abies lasiocarpa</i>	12' Ht.	Subalpine fir
4	<i>Abies lasiocarpa</i>	14' Ht.	Subalpine fir
3	<i>Abies lasiocarpa</i>	16' Ht.	Subalpine fir
29			
<b>DECIDUOUS TREES</b>			
130	<i>Populus tremuloides</i>	2"-3" Cal.	Quaking aspen
<b>SHRUBS AND GROUNDCOVER</b>			
13,150 sq ft	<i>Cornus sericea</i>		Red Osier dogwood
	<i>Rosa woodsii</i>		Wood's rose
	<i>Potentilla fruticosa</i>		Shrubby cinquefoil
	TBD		Various alpine perennials

18,250 sq ft Native grass and wildflower seed mix

Staff compared the landscaping that was provided by the West Building showing 39-Spruce (8'-10' tall); 164 Aspen (2"-3" caliper 50% multi-stem); 27 4-foot tall Montgomery Spruce; 249 shrubs (5-gal.) to this application. Grand Colorado at Peak 8 was awarded positive two (+2) points for the landscaping.

Staff notes, that the Grand Colorado at Peak 8 has neighboring residential properties (single family and smaller multifamily) and had added extra landscape screening along Ski Watch drive to mitigate the impacts of the development. The Grand Colorado at Peak 8 East Building fronts Cucumber Gulch and does not have the direct residential impacts that would need this kind of buffer.

Since the last review, the quantities were increased with 6 additional evergreen trees and 12 additional aspen trees. All of the proposed sizes exceed the recommended minimum for positive points.

The applicants are seeking positive two (+2) points for the landscaping associated with this proposal. With the increased numbers and increased tree sizes (12-16-foot tall), Staff supports awarding the points. Would the Commission support awarding positive two (+2) points for the proposed landscaping?

**9-1-19-24A and R: Policy 24 (Absolute and Relative) Social Community:** The applicants are not providing employee housing. This incurs negative ten (-10) points at final review. To obtain zero points under this policy 4.51% or 3,326 square feet of employee housing would have been provided.

**Meeting and Conference Rooms Or Recreation And Leisure Amenities:** The proposed plan is intending to provide an outstanding amenities package for the guests well beyond what is required by the Development Code. These are to include:

- Public escalators from garden to plaza level
- Public fire pit/gathering place on skier plaza
- Guest lockers for ski/snowboard gear
- Indoor/outdoor family aquatics area
- Bath/locker room facilities
- Adult oriented rooftop aquatics area
- Private theaters
- Media lab/gaming area
- Library/community room
- Long-term owner storage
- Permanent BSR ski school space

Per the Master Plan:

5) *AMENITIES:*

*The provisions of subsection 9-1-19:24 (Relative): D of the Breckenridge Town Code, in effect on the date of approval of this Amendment, notwithstanding, in connection with the future development of the Property pursuant to the Master Plan, meeting and conference facilities or recreation and leisure amenities over and above that required in subsection 9-1-19:24 (Absolute) of the Breckenridge Town Code, in effect on the date of approval of this Amendment, shall not be assessed against the density and mass of a project when the facilities or amenities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities and they do not equal more than 600% of the area required under said subsection 9-1-19:24 (Absolute).*

The drawings indicate that there is to be 15,829 square feet in added amenities. With a minimum of 2,068 square feet required, the plans show over six times the required amount. (A mass bonus of 600% is allowed with the Master Plan.) Past projects that have exceeded the requirements by larger amounts and received positive six (+6) points at final review. As a Condition of Approval, the applicants would also record a covenant securing this space as amenities in perpetuity for the project.

Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?

**9-1-19-25R: Policy 25 (Relative) Transit:** The updated plan for Shuttle services under this policy are that the applicants will need to provide an additional shuttle van for this building. A covenant shall be recorded requiring that the owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property. The transit system shall be specifically designed, equipped and



operated to facilitate the prompt and efficient movement of such residents and guests to and from the core of the Town of Breckenridge and otherwise within the Town in order to minimize, insofar as practicable, the need for such residents and guests to use their private motor vehicles to drive to Town for activities such as entertainment, meals and shopping. A standard covenant has been added as a Condition of Approval.

Based on past precedent, we are suggesting positive four (+4) points for providing a non-auto transit system.

**9-1-19-26A and R: Policy 26 (Absolute and Relative) Infrastructure:** All public utilities are available in the Ski Hill Road right of way. Some existing utilities cross the development area and will be relocated.

As part of the Amended Peak 7&8 Master Plan approval, the applicants will be raising Ski Hill Road to average the slope of the road between the One Ski Hill Place and near the Stable parking lot. At one point, the road will be raised 8-10 feet. The buried water and sewer lines will be relocated closer to the raised road. The applicants are working with the Upper Blue Sanitation District and the Town's Water Department to coordinate these improvements.

The retaining wall abutting the Cucumber Gulch area will vary in height from zero to about 20-feet. A lower wall is not possible as the slope of the hillside is too steep and the design is to not disturb the PMA. The Findings and Conditions state that a separate variance permit will be required for any development impacting the PMA.

**9-1-19-27A and R: Policy 27 (Absolute and Relative) Drainage and 9-1-19-31A and R: Policy 31 (Absolute and Relative) Water Quality:**

A preliminary Grading and Drainage Plan has been reviewed by the Engineering Department. Per the 2005 Master Plan: *"Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented."*

Surface and Ground Water: It is anticipated that there may be excavation deep enough to potentially affect ground water with this building. The project is not within the PMA, however, its detention facilities and water quality treatment facilities will be designed to integrate with those of the Subdivision improvements. The end result will be that the detention facilities and water quality treatment facilities will exceed the Town's Water Quality and Sediment Control Standards of 90% trap efficiency for all sediments of 0.005 mm or larger.

The applicant has retained a water quality consultant to prepare a report summarizing projected impacts on groundwater that may impact Cucumber Gulch, along with potential mitigation measures. Prior to issuance of the Building Permit, the applicant will need to submit to and obtain approval from the Town Engineer of a final hydro-geological report, mitigation plan and drawings identifying all impacts to the Cucumber Gulch PMA as a result of this development. Final details of the Stormwater Management Plan/Best Management Practices (BMPs) plan shall be submitted to and approved by the Town Engineer. In addition, the applicant shall submit to the Town Engineer a drainage design memo updating any proposed revisions to previous accepted drainage concepts for Peak 8 prior to any construction.

Also, the applicant shall obtain written approval of the proposed "Future" vertical and horizontal alignment of Ski Hill Road, along with proposed storm sewer improvements, from Vail Resorts prior to any construction. The applicant has agreed to implement these measures as a Condition of Approval.

Additionally, the proposed upper level parking deck to the Stables Parking Lot will have impacts to the water quality of Cucumber Gulch. The updated plans show improvements to the existing inlets and water quality vaults. Further details will be submitted and reviewed by Town Planning and Engineering Staff prior to issuance of a building permit.

For the parking structure, the applicant shall submit and obtain approval of a separate Class B Development Permit for a Variance for any work that will have impacts to Cucumber Gulch within the preventive management area (PMA) in accordance with Strategic Approach & Process To Be Used By Town Staff For Assessing Impacts To Cucumber Gulch, Of Variances Within The Preventive Management Area (PMA) Dated 5-03-01 on record at the Town. Staff has no concerns.

**9-1-19-33R: Policy 33 (Relative) Energy Conservation:** *1x(-3/0) Heated driveway, sidewalk, plaza, etc.* The vehicular access areas and all of the plazas are proposed to be snow-melted. This warrants negative three (-3) points for extent of the snowmelt for the project.

Additionally, the plans are showing three gas fireplaces. Per this section of the Code:  
*1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)*

We are showing negative three (-3) points for the 3 fireplaces under this policy.

The applicants have proposed a modeled annual energy use for the project based on IECC 2012 code minimum and three options. The applicant is willing to commit to a water source heat pump system, noted as 'alternate #2' in attached memo. This system is projected to provide 45% annual energy savings compared to the baseline system.

The applicant's are seeking positive five (+5) points for energy savings in excess of 40%.

**9-1-19-20R: Policy 20 (Relative) Recreation Facilities:** *3 x (-2/+2) The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private. (Ord. 9, Series 2006)*

At the last hearing we heard general support for the outdoor public ice rink, but no clear direction as to how many points could be awarded under this policy.

The applicants have provided the following:

- The rink will be open to the public and guests at no charge from 11 am to 7 pm everyday of the BSR ski season (no summer operation).
- Skates will be rented for minimal charge.
  - The idea is that this is an amenity for the ski area not a destination like the Town's Ice Rink.

As the amenity is being offered to the public for free (except skate rentals) the applicants are seeking positive six (+6) points. This has been reflected in the attached Point Analysis. And, a Condition of Approval has been added to require a recorded Covenant to maintain the public use of this Ice Rink for this development. Does the Commission support awarding positive six (+6) points for the Public Ice Rink?

**9-1-19-36A: Policy 36 (Absolute) Temporary Structures:** As discussed at the last meeting, the ultimate removal of the existing sprung structures is associated with the completion of this building. It is anticipated that this temporary structure will be need (in some form) until the fall of 2019. Any revision or renewal of these structures will be processed with a separate Development Permit with review before the Planning Commission.

For general reference with this application, the submitted plans are showing the large sprung structure along Ski Hill Road remaining in the same location but being reduced in area by about one-half. To accommodate the Ski Area ticketing and staff needs, a temporary structure (modular units) is proposed on the upper deck area just east of the Gondola terminus.

**Point Analysis (Section: 9-1-17-3):** At this final review, we have found the following:  
Negative points are incurred for:

- Policy 6/R, Building Height (-10) for exceeding the recommended height by more than one-half story (68'-1").
- Policy 24/R, Employee Housing (-10) 0% of the residential density.
- Policy 33/R, Energy Conservation (-3) for heating all outdoor drives and plazas.
- Policy 33/R, Energy Conservation (-3) Three exterior gas fireplaces pits.
- Total (-26)

Positive points are awarded for:

- Policy 6/R, Building Height (+1) for providing density within the roof forms.
- Policy 6/R, Building Height (+1) for providing roof forms stepping down at edges.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside primary building.
- Policy 18/R, Parking (+2) for locating roughly 50% of the parking out of public view.
- Policy 20/R. Recreational Facilities (+6) for providing free public use Ice Skating Rink
- Policy 22/R, Landscaping (+2) meeting the requirements for positive points.
- Policy 24/R, Social Community (+6) for greatly exceeding the required amenities.
- Policy 25/R, Transit (+4) for permanent, year-round, motorized transit system ("transit system") for use by the residents and guests
- Policy 33/R, Energy Conservation - Renewable Energy Sources, (+5), for providing a 45% annual overall building energy savings compared to the baseline system.
- Total (+28)

This shows a total passing score of positive two (+2) points.

### **Staff Recommendation**

The applicants and agent have worked closely with staff to address the concerns of the Planning Commission and Staff to achieve the result of this report. We have the following four questions for the Commission:

1. We are showing negative ten (-10) points for the height overage and positive one (+1) point for placing density into the roof forms and positive one (+1) point for the building forms stepping down at the edges. Does the Commission agree?
2. Would the Commission support awarding positive two (+2) points for the proposed landscaping?
3. Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?
4. As the amenity is being offered to the public for free (except skate rentals) the applicants are seeking positive six (+6) points. This has been reflected in the attached Point Analysis. Does the Commission concur?

Planning Staff recommends approval of the attached Point Analysis for the Grand Colorado at Peak 8 – East Building, PL-2015-0215, showing a passing score of positive two (+2) points.

Planning Staff recommends approval of the Grand Colorado at Peak 8 – East Building, PL-2015-0215, with the attached Findings and Conditions.

<b>Final Hearing Impact Analysis</b>				
Project:	Grand Colorado at Peak 8 – East Building	<b>Positive</b>	<b>Points</b>	<b>+28</b>
PC#:	PL-2015-0215			
Date:	11/6/2015	<b>Negative</b>	<b>Points</b>	<b>- 26</b>
Staff:	Michael Mosher, Planner III			
		<b>Total Allocation:</b>		<b>+2</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		Complies with underlying Amended Master Plan for Peak 7&8
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Total Allowed: Condo-Hotel 63.00 SFEs = 75,600 SF; Commercial 3.90 SFEs = 3,900 SF; Guest Services 17.86 SFEs = 18,032 SF - Total Proposed: Condo-Hotel 61.45 SFEs = 73,745 SF; Commercial 3.86 SFEs = 3,851 SF; Guest Services 17.86 SFEs = 18,032 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 92,181 SF; Commercial: 3,851 SF; Guest Services: 18,032 SF; Amenity (600%) 12,642 SF; Total: 126,725 SF - Total Proposed: Residential (Condo-hotel): 73,745 SF; Commercial: 3,851 SF; Guest Services: 8,100 SF; Amenities: 11,011 SF; Common Area 20,781 SF; Total: 117,488 SF (9,237 SF under)
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		Natural stone is used at the foundation, for vertical accents/columns, and for the chimney/duct enclosures. (See sheets A301 and A302.) All trim is cedar except at eaves above 30-feet. The building is sided with horizontal lap siding and vertical shiplap siding. Similar to the neighboring Grand Colorado at Peak 8 building, large amounts of glass are shown along the main plaza level on the east elevation. The expanse of the glass along these elevations is broken with sections of solid wall. The glazing areas are covered with a deep porch to shade the interior and reduce glare. Otherwise, the Color and Material Board is copied below for your reference. Staff has no concerns.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	The height of the tallest portion of this building is 71'-4", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by story and will incur negative ten (-10) points.
6/R	Density in roof structure	1x(+1/-1)	+1	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		

7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	0	Large retaining wall in Town ROW just outside of PMA - Exempt
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)	0	Will comply with all restrictions identified in PMA criteria
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	+1	The drawings show the refuse and recycling located within the building mass.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8. However, the applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site parking spaces at the Stable Lot associated with this Development Permit. This additional parking will be visible from the ROW and Gondola.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+6	<ul style="list-style-type: none"> <li>• The rink will be open to the public and guests at no charge from 11 am to 7 pm everyday of the BSR ski season (no summer operation).</li> <li>• Skates will be rented for minimal charge.</li> <li>• Parking is not included for this use. The idea is that this is an amenity for the ski area not a destination like the Town's Ice Rink.</li> </ul>
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	29 conifers (12-16-foot tall, 130 Apsem 2-3-inch caliper, 13,150 square feet of Shrubs and ground cover.
<b>24/A</b>	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	-10	No employee housing proposed
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		

24/R	Social Community -Meeting And Conference Rooms Or Recreation And Leisure Amenities	3x(0/+2)	+6	<ul style="list-style-type: none"> <li>Public escalators from garden to plaza level</li> <li>Public fire pit/gathering place on skier plaza</li> <li>Guest lockers for ski/snowboard gear</li> <li>Indoor/outdoor family aquatics area</li> <li>Bath/locker room facilities</li> <li>Adult oriented rooftop aquatics area</li> <li>Private theaters</li> <li>Media lab/gaming area</li> <li>Library/community room</li> <li>Long-term owner storage</li> <li>Permanent BSR ski school space</li> </ul>
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)	+4	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5	+5	The applicants have proposed a modeled annual energy use for the project based on IECC 2012 code minimum and three options. The applicant is willing to commit to a water source heat pump system, noted as 'alternate #2' in attached memo. This system is projected to provide 45% annual overall building energy savings compared to the baseline system.
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		

33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	The vehicular access areas and all of the plazas are proposed to be snow-melted. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 3	Additionally, the plans are showing three gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		



## TOWN OF BRECKENRIDGE

**Grand Colorado at Peak 8 – East Building**  
**A portion of Tract C, Peak 8 Subdivision #1 (pending re-subdivision)**  
**1595 Ski Hill Road**  
**PL-2015-0215**

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 24, 2015** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 1, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. Subject to the Town's Department of Community Department receiving adequate assurances of or security for completion of the authorized infrastructure improvements or return of the Sale Parcel generally to the condition it was in before the commencement of any work, the Town's Department of Community Development is hereby authorized to permit the excavation for and construction of infrastructure improvements, including, but not limited to, demolition of the Ticket Office building located on the Sale Parcel (subject to obtaining a demolition permit from the Town), construction of storm water management facilities, and relocation of utilities, and site excavation after issuance of the Permit but before issuance of a building permit.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. The applicant shall submit and obtain approval of a separate Class B Development Permit for a Variance for any work that will have impacts to Cucumber Gulch within the preventive management area (PMA) in accordance with *Strategic Approach & Process To Be Used By Town Staff For Assessing Impacts To Cucumber Gulch, Of Variances Within The Preventive Management Area (PMA) Dated 5-03-01* on record at the Town.

3. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
4. This permit expires three years from date of issuance, on **December 8, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
5. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
6. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
7. Applicant shall not place a temporary construction or sales trailer associated with this development permit on site until a building permit for the project has been issued.
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
9. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
10. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
11. Applicant shall field locate utility service lines to avoid existing trees.
12. Per the approved Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC; Upon: (a) final approval of (i) the transfer of TDRs consisting of up to 19.3 SFEs (18.0 for residential use and 1.3 for commercial use) to the Sale Parcel, (ii) a Class A Development Permit amending the Master Plan to allow for such additional density (the "Master Plan Amendment"), and (iii) a Class A Development Permit for the Sale Parcel acceptable to Buyer and Owner allowing for the development of the Sale Parcel utilizing up to 114.76 SFEs for a Condo-Hotel (as provided for in the Town Code) at 1,200 square feet of density per SFE, up to 3.9 SFEs and up to 17.86 SFEs of Guest Services at 1,000 square feet of density per SFE (the "Permit"); and (b) the passage of any time periods within which any referendums, appeals or other challenges to such approvals must be brought, without any such referendums, appeals or other challenges having been filed, commenced or asserted, Buyer shall: (A) pay \$30,000 to the Town to be applied to the Town's ongoing Cucumber Gulch preservation activities, and (B) pursuant to the terms of the IGA, pay the then-current price per TDR for each TDR required to support the total residential density authorized by the Permit minus the total residential density of 45.0 SFEs and commercial density of 2.6 SFEs to be assigned to the Sale Parcel by Seller under the Master Plan.
13. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

14. Final approval by the Breckenridge Town Council of the Sixth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2015-0444.
15. Applicant shall record with the Summit County Clerk and Recorder the Notice of Approval for the Master Plan pursuant to paragraph (n) of Policy 39 (Absolute) of section 9-1-19- of the Breckenridge Town Code for the Sixth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2015-0444.
16. Applicant shall submit proof of ownership of the project site.
17. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
18. The applicant shall submit to the Town Engineer Final construction plans for approval prior to beginning any site, grading, utility or roadway improvements on the project.
19. The applicant shall obtain Final plan approval of the proposed sanitary sewer system from the Upper Blue Sanitation District prior to any construction.
20. The applicant shall obtain Final plan approval of the proposed domestic water system from the Town of Breckenridge Water Division prior to any construction.
21. Prior to issuance of a building permit, applicant shall submit to the Town of Breckenridge a letter of agreement from Vail Resorts Development Company indicating that Vail Resorts Development Company approves the final design for Ski Hill Road and proposed storm sewer improvements, and that the final road design will integrate with any future development.
22. The applicant shall submit to the Town Engineer a drainage design memo updating any proposed revisions to previous accepted drainage concepts for Peak 8 prior to any construction.
23. The applicant shall submit to the Town Engineer Final construction plans and related report, for approval prior to any construction, detailing the proposed subsurface drainage system and related new discharge of the under-drain system back to Cucumber Gulch.
24. Applicant shall obtain a draft IECC energy analysis that has been prepared by a registered design professional as required by subsection E of 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION of the Town Code, using an approved simulation tool in accordance with simulated performance alternative provisions of the town's adopted energy code showing at least an overall 40% energy saving for the building.
25. The Subdivision Application for the resubdivision of Tract C, Peak 8 Subdivision #1 shall be approved by the Town of Breckenridge and the final subdivision plat shall be recorded with the Summit County Clerk and Recorder. In addition, the Subdivision Application for a resubdivision of Tract C, Peak 8 Subdivision #1, shall be approved by the Town of Breckenridge and the final subdivision plat shall be recorded with the Summit County Clerk and Recorder. All expenses for the creation of the subdivision plats and recording fees shall be paid by others and not the Town of Breckenridge.
26. Applicant shall obtain a Certificate of Density Transfer from the Summit County Planning Department for the transfer of no more than 18.0 Single Family Equivalents (SFEs) of residential density and no more than 1.3 SFEs of commercial density, or a lesser amount if otherwise approved by the Town Council through the final development permit review process. The Certificate of Density Transfer shall be recorded with the Summit County Clerk and Recorder to run with the land on a resubdivision of Lot 2, A Resubdivision of the Remainder of Tract C, Peak 8 Subdivision.
27. Applicant shall submit to and obtain approval from the Town Engineer of a final hydrogeological report, mitigation plan and drawings identifying all impacts to the Cucumber Gulch PMA as a result of this

development. Final details of the Stormwater Management Plan/Best Management Practices (BMPs) plan shall be submitted to and approved by the Town Engineer.

28. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
29. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
30. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
31. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
32. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
33. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved public ice rink for the property.
34. Applicant shall install construction fencing and erosion control measures at the 25 foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
35. Applicant shall provide a copy of the ACOE permit, and the FEMA CLOMR to the Town.
36. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
37. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
38. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

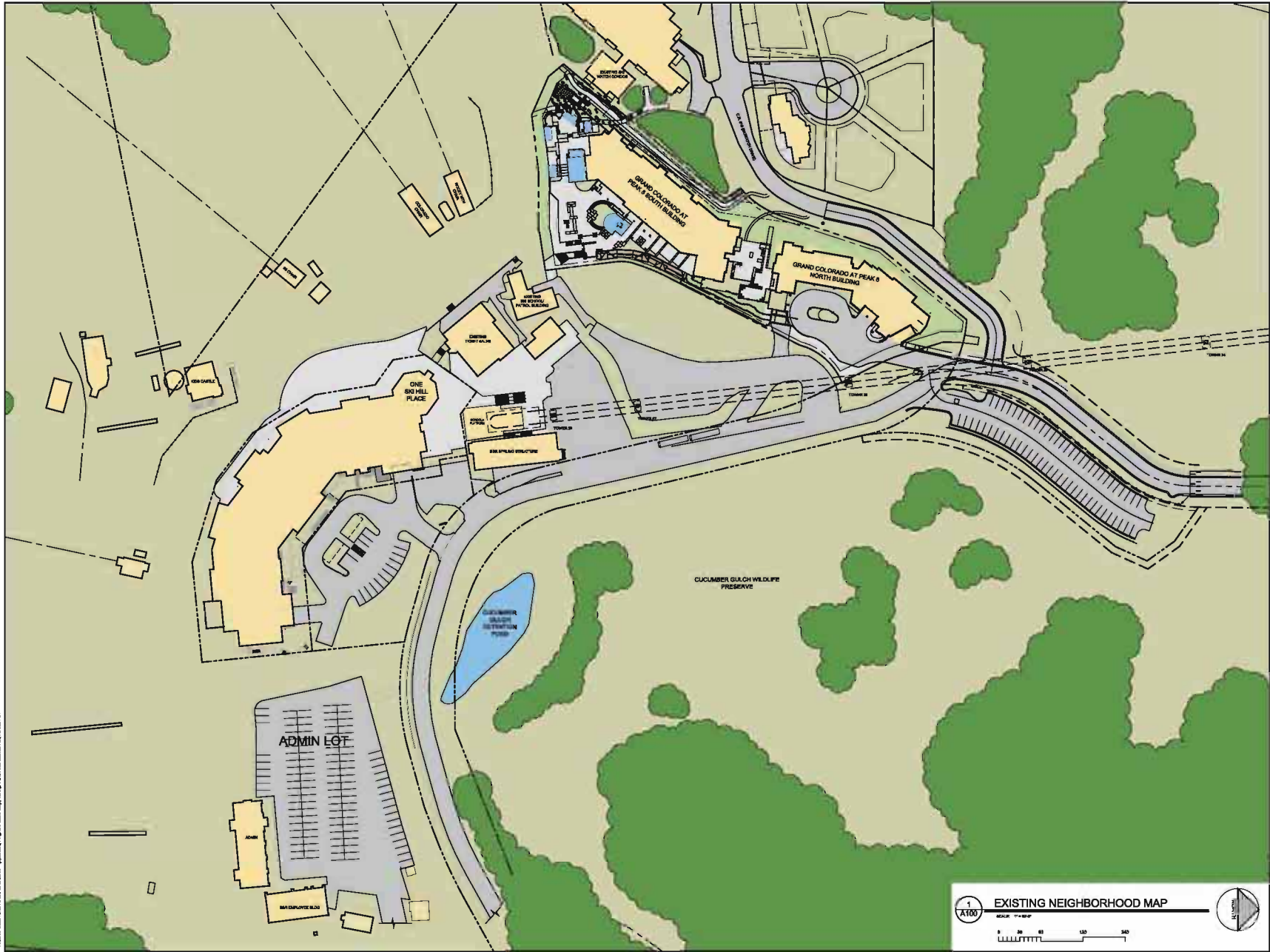
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

39. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring that the “Guest Shuttle” transit system as proposed remains in operation in perpetuity.
40. Applicant shall provide a final IECC energy analysis that has been prepared by a registered design professional as required by subsection E of 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION of the Town Code, using an approved simulation tool in accordance with simulated performance alternative provisions of the town's adopted energy code showing at least an overall 40% energy saving for the building.
41. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring that the driveway and hardscape snowmelt system be maintained in perpetuity.
42. Applicant shall record with the Summit County Clerk and Recorder, in a form acceptable to the Town Attorney, a covenant for the proposed Meeting Rooms/Amenities/Conference Rooms restricting the proposed 18,032 square foot of amenities and conference space in perpetuity of the project for use as amenities and to be owned as general common space.
43. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
44. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
45. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
46. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
47. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
48. Applicant shall screen all utilities.
49. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
50. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town’s development regulations.
51. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

52. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
53. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

\_\_\_\_\_  
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 Colorado 80424  
 970 453 0444

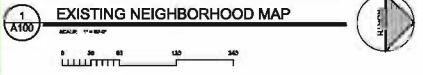
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grand colorado  
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 breckenridge, colorado  
 PROJECT # 1506

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ISSUE:

TOE planning	12 jun 2015
TOE planning	17 aug 2015
TOE planning	1 sept 2015
TOE planning	12 oct 2015
TOE planning	8 nov 2015



**EXISTING  
 NEIGHBORHOOD MAP**  
**A100**

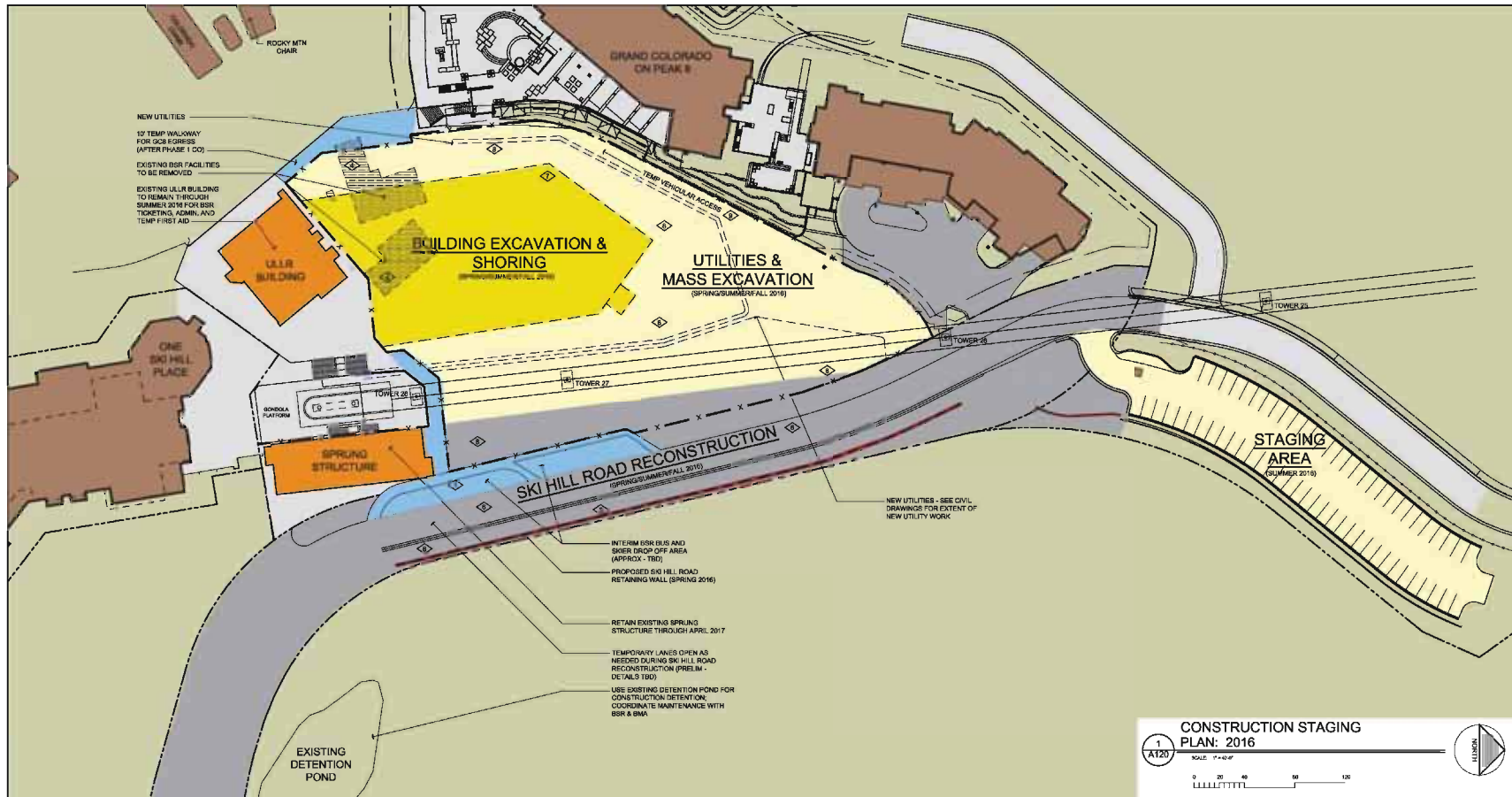






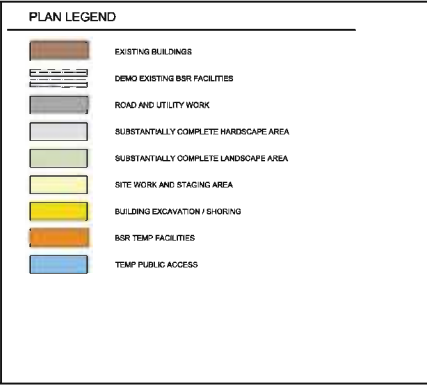






**CONSTRUCTION STAGING KEY NOTES: 2016**

- ◇ REMOVE SPRUNG / INSTALL TEMP STRUCTURES / INT BUS & SKIER DROP OFF (SPRING 2016)
- ◇ MOVE OPERATIONS FROM EXISTING BUILDINGS (SPRING 2016)
- ◇ NOT USED
- ◇ DEMO EXISTING BUILDINGS
- ◇ ROAD RETAINING WALL
- ◇ RESURF SKI HILL ROAD
- ◇ MASS EXCAVATION / SHORING
- ◇ UTILITY WORK
- ◇ PROVIDE TEMP VEHICULAR ACCESS THROUGH CONIST SITES FOR BSR FIRST AID & EVENT STAGING - BSR TO PROVIDE 4 WEEKS NOTICE BEFORE EVENTS
- ◇ PROVIDE TEMP FIRST AID FACILITY FOR SUMMER 2016 SEASON - SHOWN PRELIM - AWAITING FURTHER DETAIL FROM BSR RE: PROGRAM & CONSTRUCTION TEAM RE: FEASIBILITY OF UTILITY CONNECTIONS



**PROJECT PHASING SUMMARY**

GCS east vertical phasing - condensed for TOB planning - 9 October 2015

Task Name	2015			2016			2017			2018			2019			2020			2021		
	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3
1 Design and Critical Shop Drawings	Design and Critical Shop Drawings																				
2 Prep / Site work	Prep / Site work																				
3 Sk: Hill Road	Sk: Hill Road																				
4 Structure to Terrace Level	Structure to Terrace Level																				
5 Architectural to Terrace Level	Architectural to Terrace Level																				
6 Project Completion for BSR Occupancy	Project Completion for BSR Occupancy																				
7 Complete Structure and Building Envelope	Complete Structure and Building Envelope																				
8 Hill Completion	Hill Completion																				
9 Miscellaneous and Support Activities	Miscellaneous and Support Activities																				
10 Closeout Project	Closeout Project																				

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grand colorado  
on peak &  
east building

breckenridge, colorado

PROJECT # 1606

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**ISSUE:**

Task	Date
TOB planning	12 June 2015
TOB planning	16 July 2015
review	31 July 2015
VRL / BSR review	10 Aug 2015
TOB planning	17 Aug 2015
TOB planning	1 Sept 2015
TOB planning	12 Oct 2015
BSR review	29 Oct 2015
TOB planning	6 Nov 2015

**CONSTRUCTION STAGING  
PLAN 2016**

**A120**





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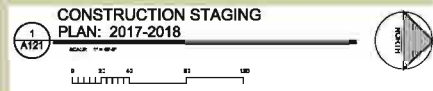
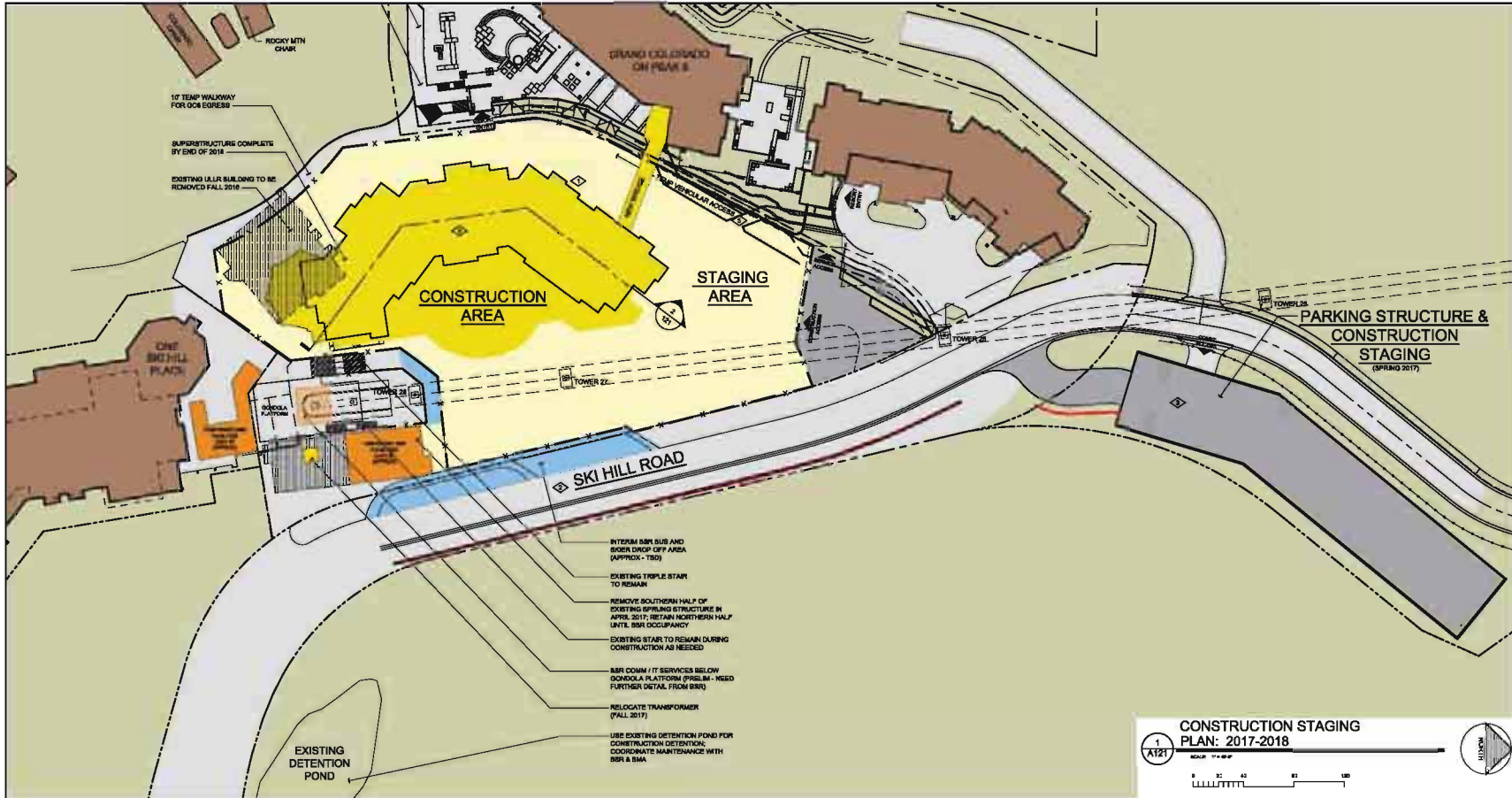
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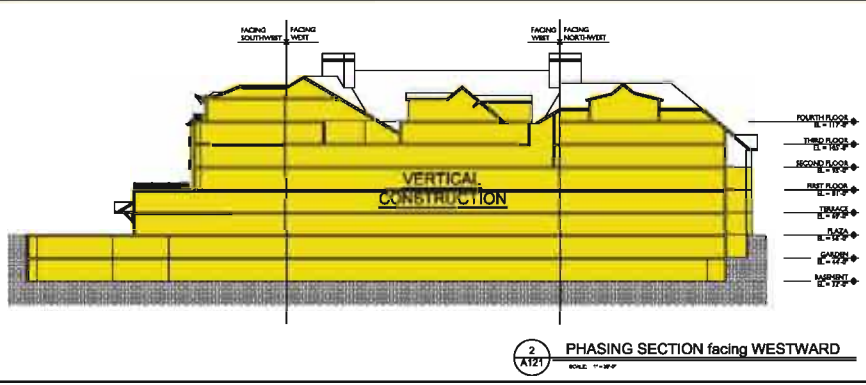
TOD planning	12 June 2015
revised	18 July 2015
revised	28 July 2015
VRI / BSR review	10 Aug 2015
TOD planning	17 Aug 2015
TOD planning	1 Sept 2015
TOD planning	12 Oct 2015
BSR review	29 Oct 2015
TOD planning	8 Nov 2015

CONSTRUCTION STAGING  
 PLAN 2017-2018  
 A121



**STAGING PLAN NOTES**

- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM BASELINE SURVEYS LLC, BRECKENRIDGE, COLORADO. VERIFY IN FIELD.
- NO PERMANENT STAGING OR PARKING SHALL OCCUR IN THE TOWN RIGHT OF WAY.
- ANY DIRT TRACKED ONTO THE PUBLIC ROAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE.
- A PROJECT CONTACT PERSON IS TO BE PROVIDED TO THE TOWN PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL DISTURBANCE SHOWN ON THIS PLAN SHALL CONFORM TO FUTURE CONSTRUCTION DISTURBANCE AREAS FOR FUTURE PHASES OF THIS PROJECT. IN THE EVENT THAT SUCH FUTURE PHASES ARE NOT BUILT, ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 2 INCHES TOPSOIL, SEED AND MULCH.
- TEMPORARY EROSION CONTROL MEASURES TO INCLUDE 6 FT FENCE AND STRAW BALES SHALL BE COORDINATED BY CONTRACTOR IN FIELD AND APPROVED BY OWNER, PROJECT CIVIL ENGINEER, AND TOWN STAFF. REFER TO EROSION CONTROL AND GRADING DETAILS (SHEET C18 & C19).
- REFER TO CIVIL DRAWINGS FOR TOPOGRAPHICAL INFO.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STAGING OF CONSTRUCTION TO PROVIDE THE MOST FLEXIBLE LAYOUT FOR MATERIALS, TRAILERS, PORT-A-LETTS, AND THE LIKE. THIS PLAN IS CONCEPTUAL IN NATURE AND WILL BE MODIFIED IN THE FIELD BY CONTRACTOR.
- ANY STAGING ISSUES (SUCH AS PARKING, DELIVERIES, MATERIAL STORAGE, AND THE LIKE) WHICH CAN NOT BE ACCOMMODATED ON SITE SHALL BE ACCOMMODATED OFF SITE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STAGING PER MUNICIPAL DEVELOPMENT CODE, APPLICABLE CODE AUTHORITIES AND REQUIRED SAFETY MEASURES.

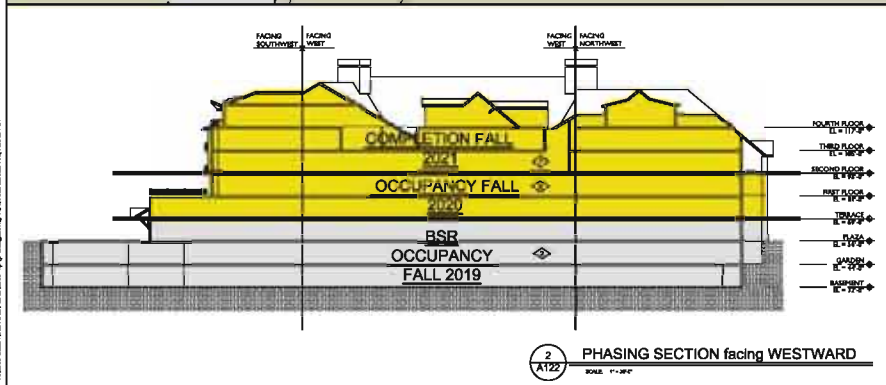
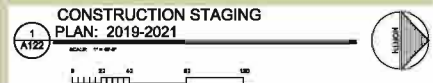
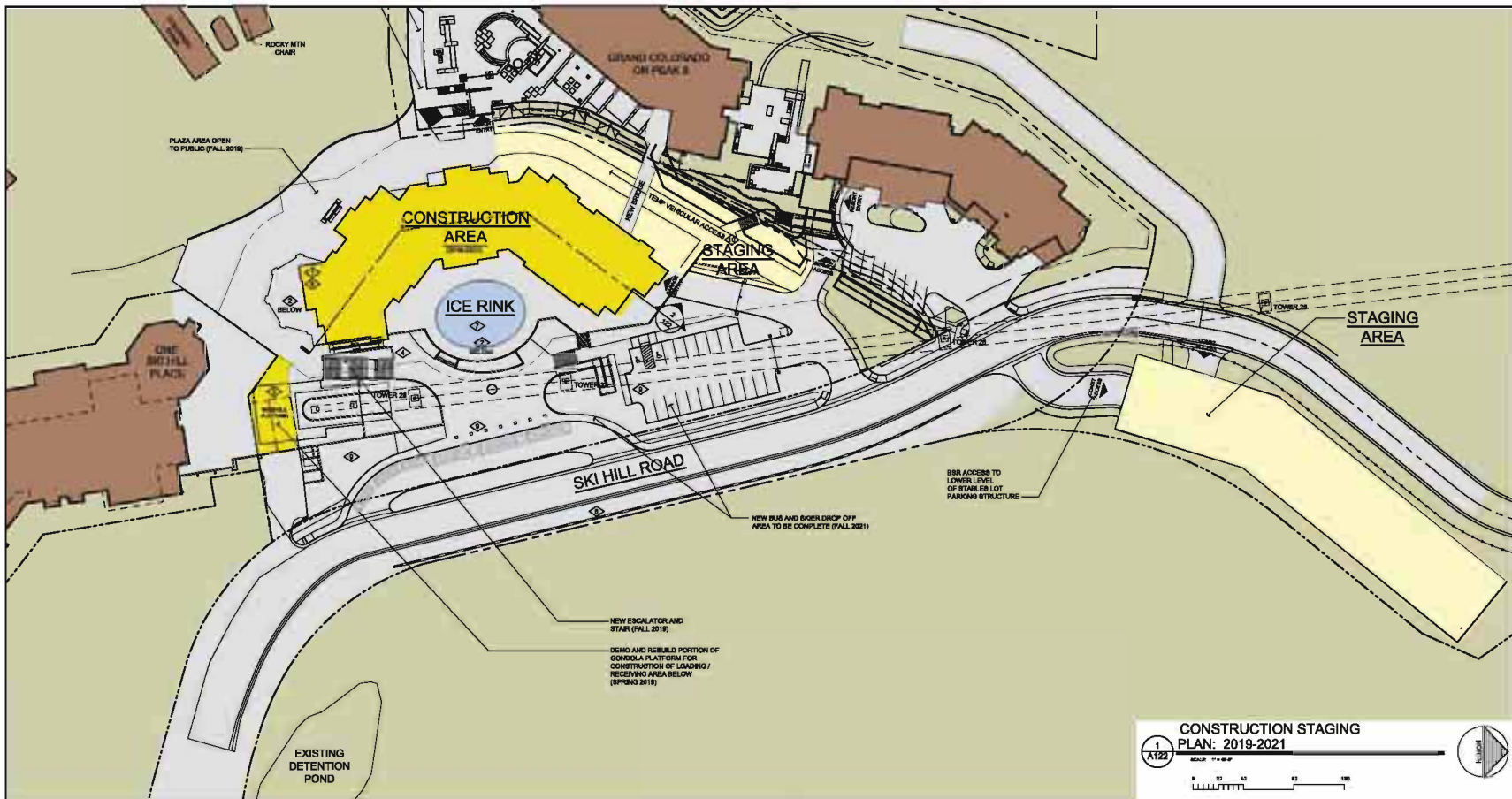


**PLAN LEGEND**

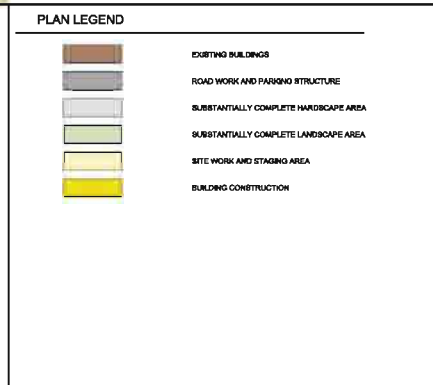
- EXISTING BUILDINGS
- ROAD WORK AND PARKING STRUCTURE
- SUBSTANTIALLY COMPLETE HARDSCAPE AREA
- SUBSTANTIALLY COMPLETE LANDSCAPE AREA
- SITE WORK AND STAGING AREA
- BUILDING CONSTRUCTION
- BSR TEMP FACILITIES
- TEMP PUBLIC ACCESS

**CONSTRUCTION STAGING KEY NOTES: 2017-2018**

- COMPLETE MASS EXCAVATION / SHORING (SPRING 2017)
- PAVE SKI HILL ROAD - FIRST LIFT (SPRING 2017)
- STABLES LOT PARKING STRUCTURE (SPRING 2017)
- VERTICAL CONSTRUCTION (SUMMER 2017)
- PROVIDE TEMP VEHICULAR ACCESS THROUGH CONST SITE FOR BSR EVENT STAGING - BSR TO PROVIDE A WEEKS NOTICE



- CONSTRUCTION PHASING KEY NOTES: 2019-2021**
- ◇ COMPLETE ROOF AND SDOING FOR OCCUPANCY
  - ◇ OCCUPY BSR SPACES AND PHASE A UNITS (FALL 2019)
  - ◇ SERVICE AREA (SPRING 2019)
  - ◇ INSTALL ESCALATOR AND NEW STAIR (FALL 2019)
  - ◇ OCCUPY PHASE B UNITS (FALL 2020)
  - ◇ COMPLETE ROOF AND SDOING FOR TOTAL
  - ◇ OCCUPY PHASE G UNITS / COMPLETE ICE RINK (FALL 2021)
  - ◇ FINALIZE SKI HILL ROAD (FALL 2021)
  - ◇ BUS TURNAROUND / BIKE/DROP OFF / LANDSCAPING (FALL 2021)
  - ◇ PROVIDE TEMP VEHICULAR ACCESS THROUGH CONST SITE FOR BSR EVENT STAGING - BSR TO PROVIDE 4 WEEKS NOTICE





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grand colorado  
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Breckenridge, Colorado

PROJECT # 1506

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ISSUE:

TOE planning	12 June 2015
revised	18 July 2015
revised	28 July 2015
VRI / BSR review	10 Aug 2015
TOE planning	17 Aug 2015
TOE planning	1 Sept 2015
TOE planning	12 Oct 2016
TOE planning	8 Nov 2016

CONSTRUCTION  
STAGING PLAN  
2019-2021

A122



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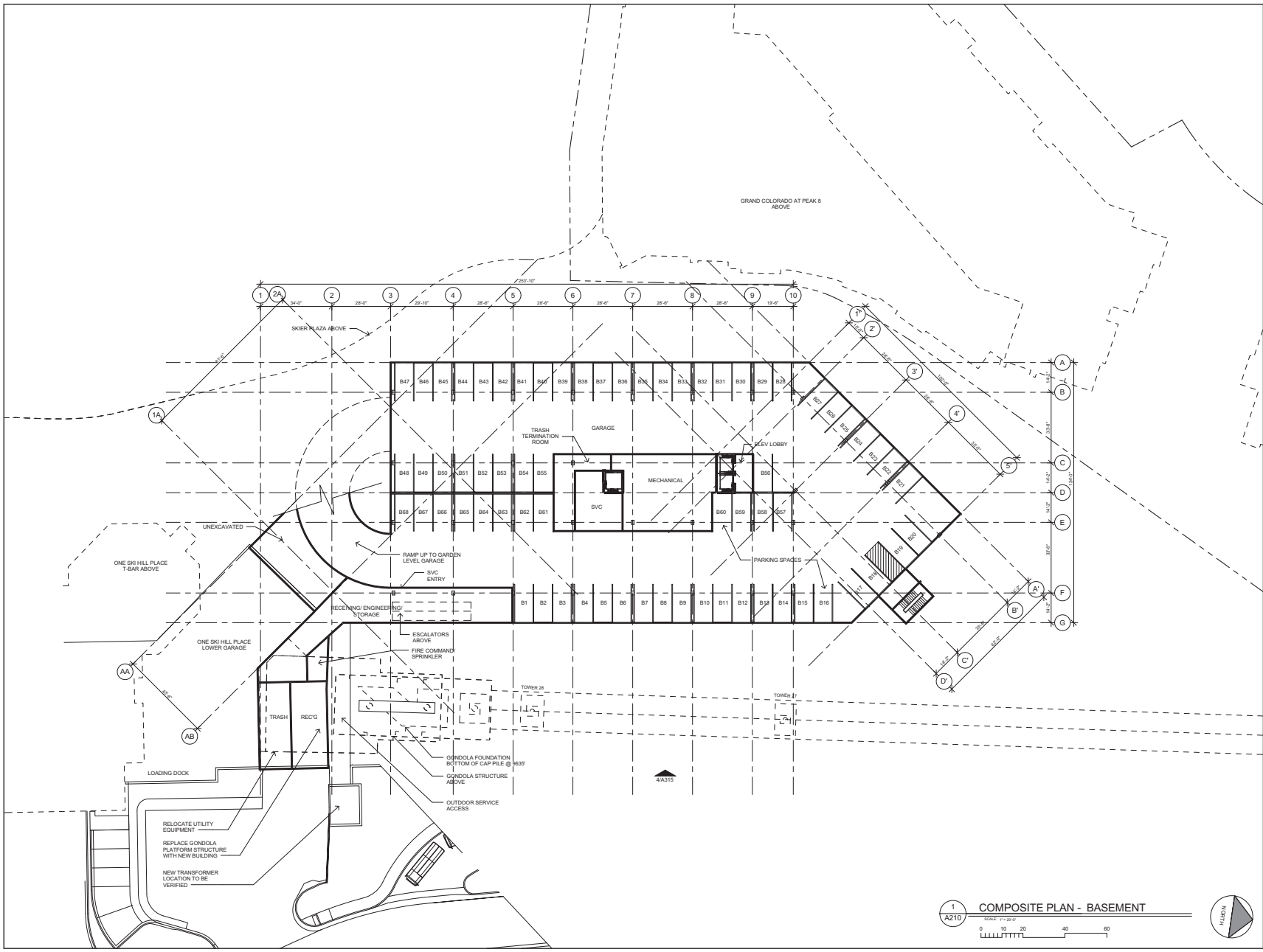
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ISSUE:

review	28 may 2015
TCB planning	12 june 2015
revised	16 july 2015
review	7 aug 2015
TCB planning	17 aug 2015
review	1 sept 2015
TCB planning	1 sept 2015
TCB planning	12 oct 2015
TCB planning	6 nov 2015

COMPOSITE PLAN -  
 BASEMENT  
 A210



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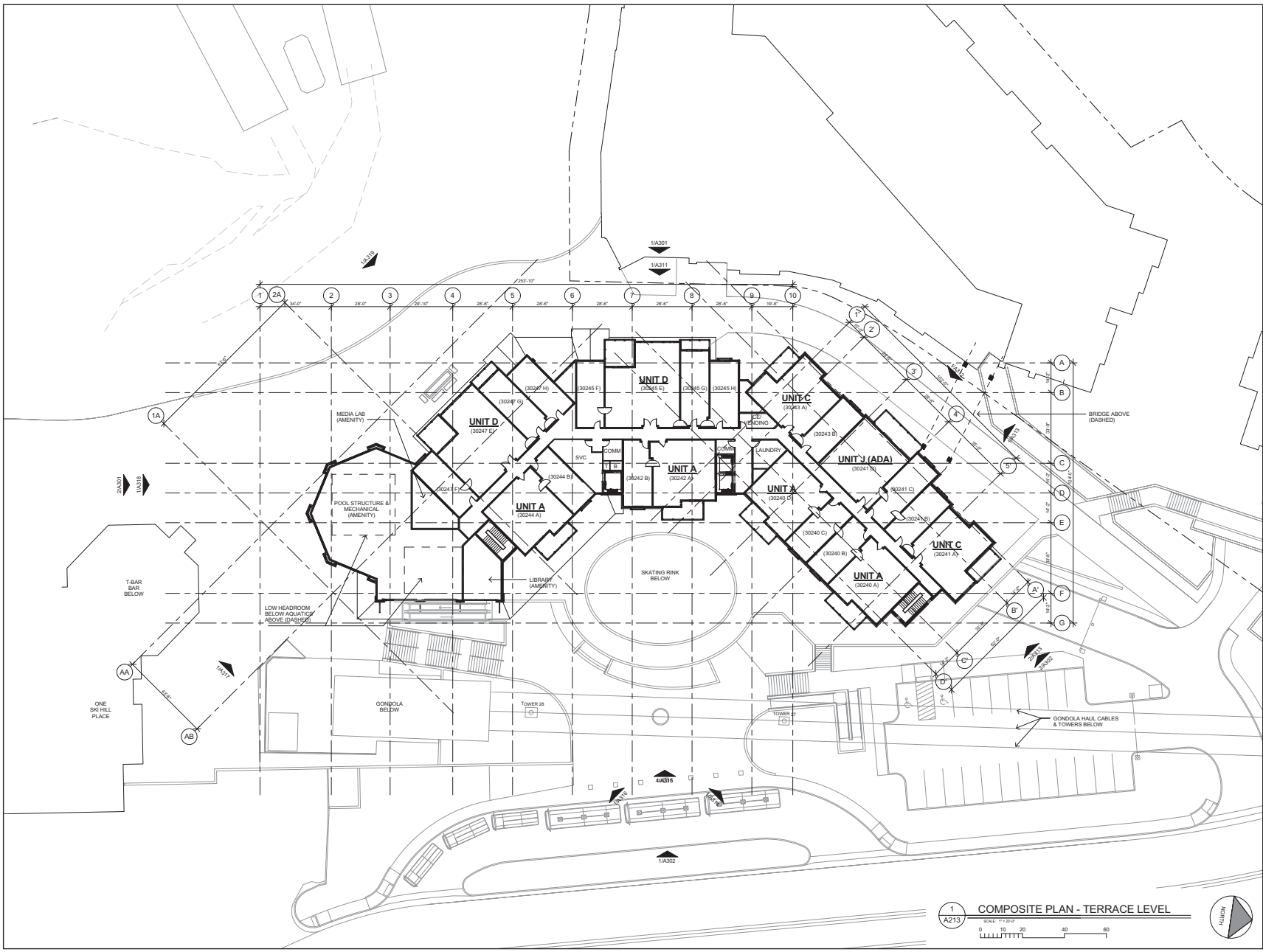








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1  
A213 COMPOSITE PLAN - TERRACE LEVEL  
SCALE: 1/8"=1'-0"  
0 10 20 40 60  
1



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breckenridge , colorado  
PROJECT # 1005

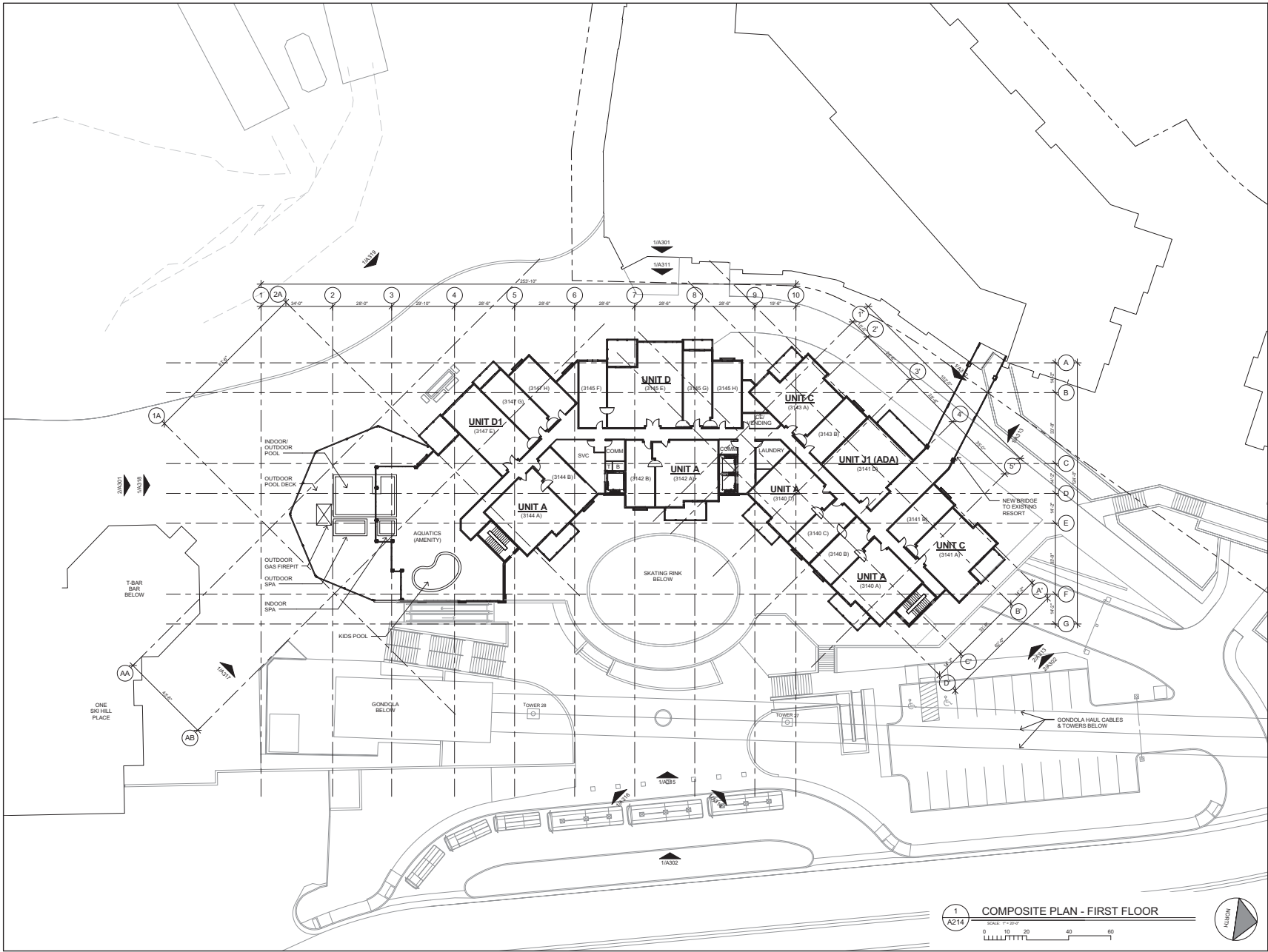
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ISSUE:


review	28 may 2015
TDB planning	12 june 2015
revised	2 july 2015
TDB planning	17 aug 2015
review	1 sept 2015
TDB planning	1 sept 2015
TDB planning	12 oct 2015
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COMPOSITE PLAN -  
TERRACE  
A213

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**1**  
**A214**  
**COMPOSITE PLAN - FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"  
 0 10 20 40 60  
 1"

  
 mathew stas architects  
 108 north ridge street  
 p o box 133  
 breckenridge  
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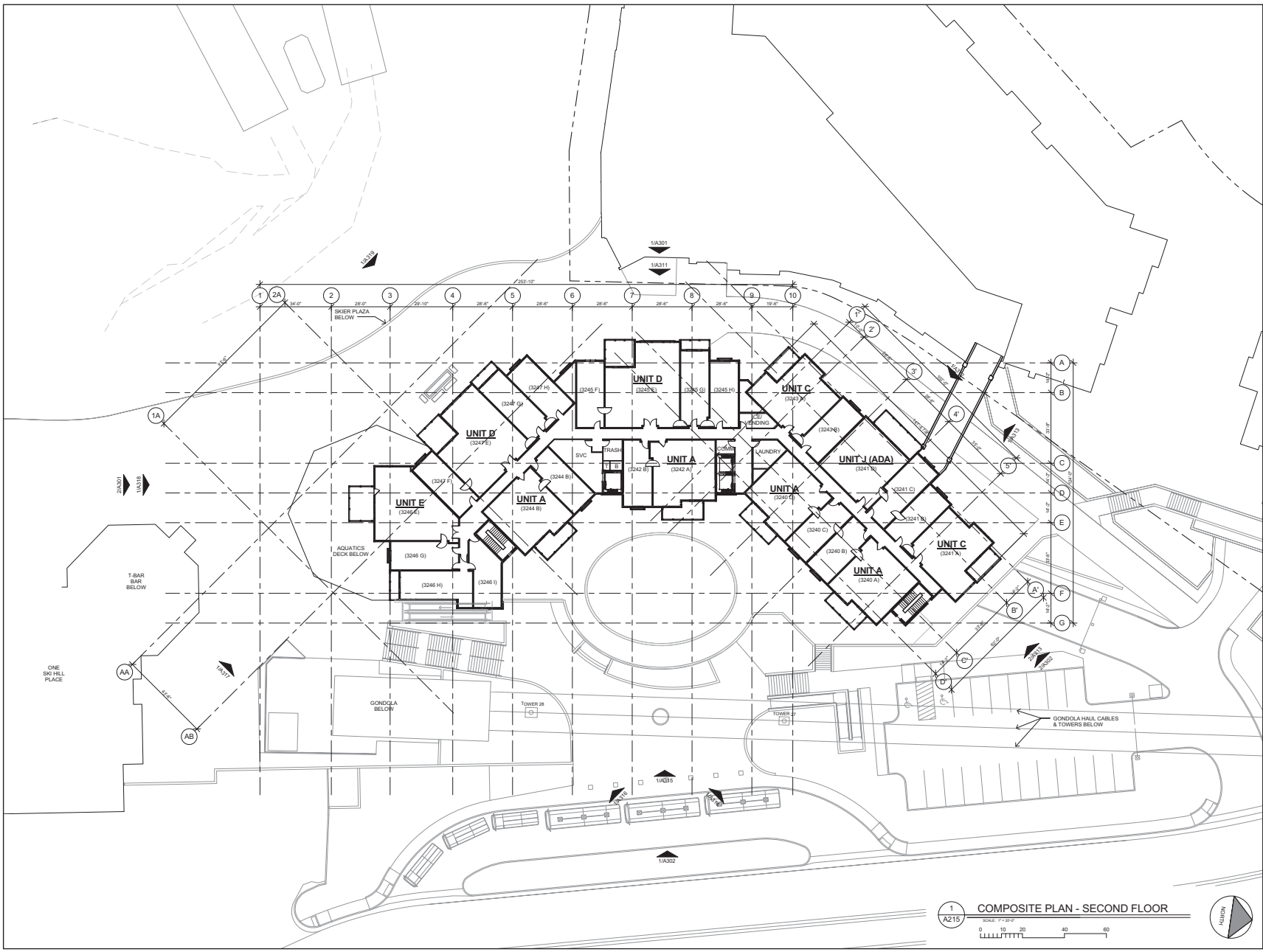
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**ISSUE:**


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T&B planning	12 june 2015
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T&B planning	1 sept 2015
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T&B planning	6 nov 2015

**COMPOSITE PLAN -**  
**FIRST FLOOR**  
**A214**

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1  
A215  
COMPOSITE PLAN - SECOND FLOOR  
SCALE: 1/8\"/>

  
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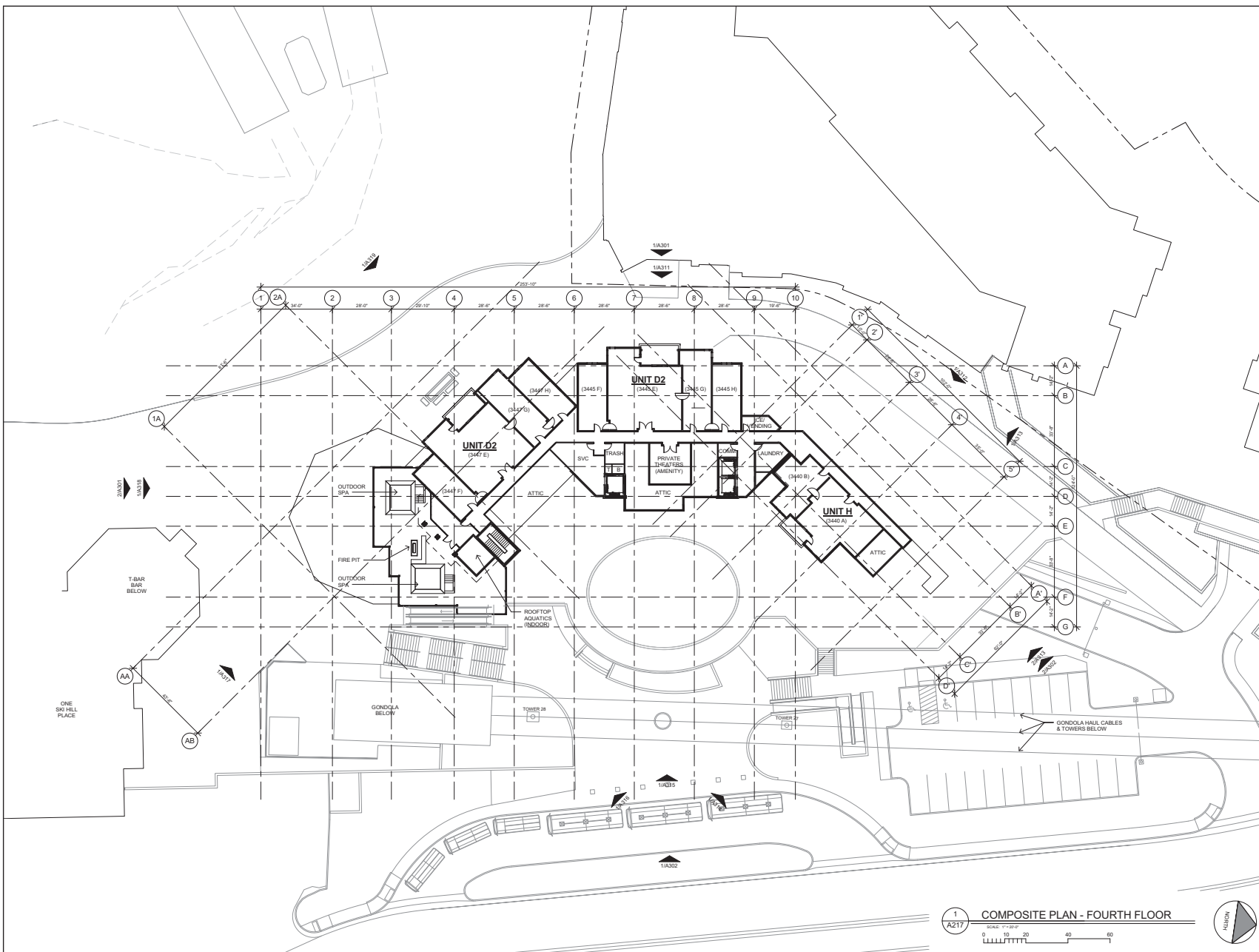
ISSUE:

review	28 may 2015
T.O.B planning	12 june 2015
revised	2 july 2015
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review	1 sept 2015
T.O.B planning	1 sept 2015
T.O.B planning	12 oct 2015
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**COMPOSITE PLAN -  
 SECOND FLOOR**  
 A215



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1  
A217  
COMPOSITE PLAN - FOURTH FLOOR  
SCALE: 1/8"=1'-0"  
0 10 20 40 60  
1

  
 mstewh stas architects  
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 p o box 133  
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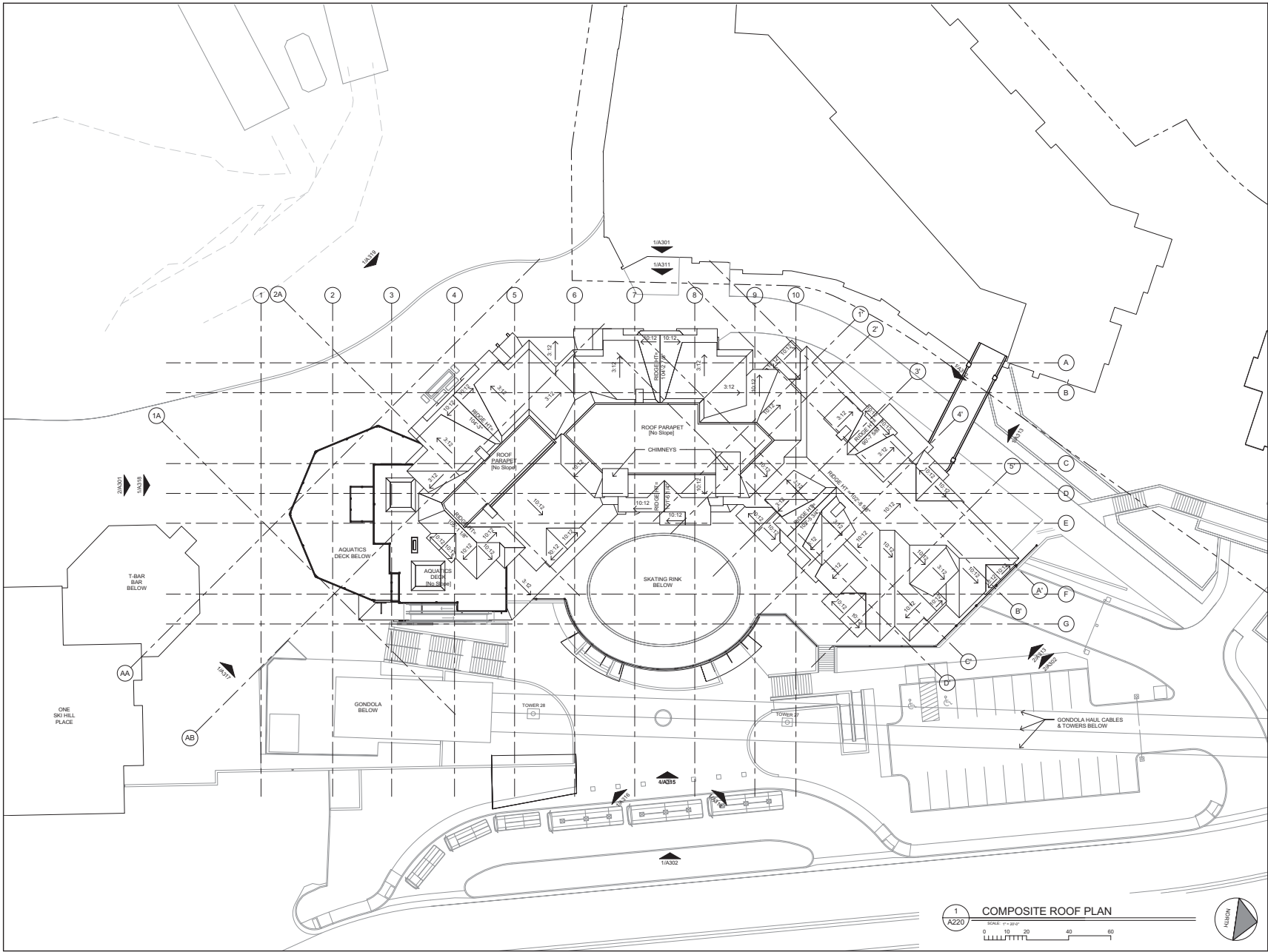
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ISSUE:

review	28 may 2015
T&B planning	12 june 2015
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T&B planning	17 aug 2015
review	1 sept 2015
T&B planning	1 sept 2015
T&B planning	12 oct 2015
T&B planning	6 nov 2015

COMPOSITE PLAN -  
 FOURTH FLOOR  
 A217

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1 COMPOSITE ROOF PLAN

A220  
SCALE: 1/8"=1'-0"  
0 10 20 40 60  
1



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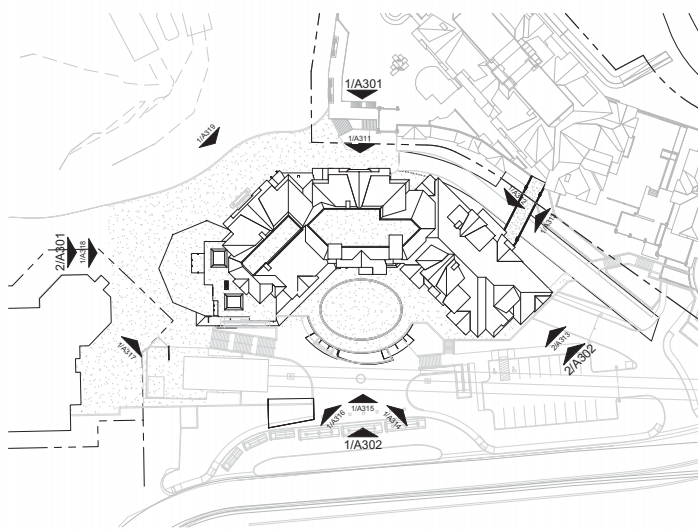
review	28 may 2015
TCB planning	12 june 2015
TCB planning	17 aug 2015
TCB planning	1 sept 2015
TCB planning	12 oct 2015
TCB planning	6 nov 2015

COMPOSITE ROOF PLAN  
 A220





1  
A301 COMPOSITE WEST ELEVATION  
SCALE: 1/8"=1'-0"



3  
A301 EAST BUILDING KEY PLAN  
SCALE: 1/8"=1'-0"



2  
A301 COMPOSITE SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



MAXIMUM UNIT SPACINGS:  
100' max @ ridge eaves  
10' @ peak 100'  
brackennridge  
colorado 88414  
870 411 8888



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on peak 8  
east building  
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ISSUE:

TOB planning	12 june 2015
TOB planning	17 aug 2015
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COMPOSITE EXTERIOR  
ELEVATIONS  
A301



1  
A302 COMPOSITE EAST ELEVATION  
SCALE: 1"=20'



2  
A302 COMPOSITE NORTH ELEVATION  
SCALE: 1"=20'



MAXIMUM OVERLAP HEIGHTS  
100' MAX - ridge eaves  
9' 6" MAX - 100'  
architrave  
colorado 80419  
870 411 8888



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breckenridge, colorado  
PROJECT # 1505

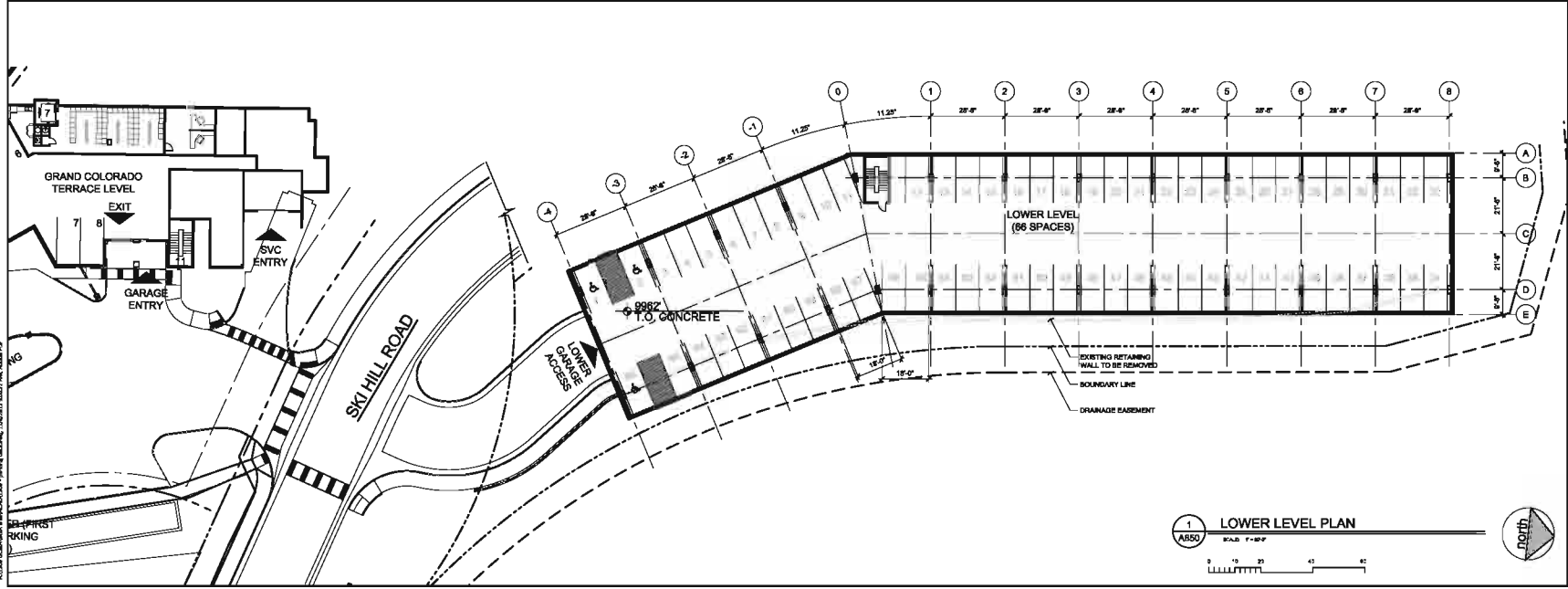
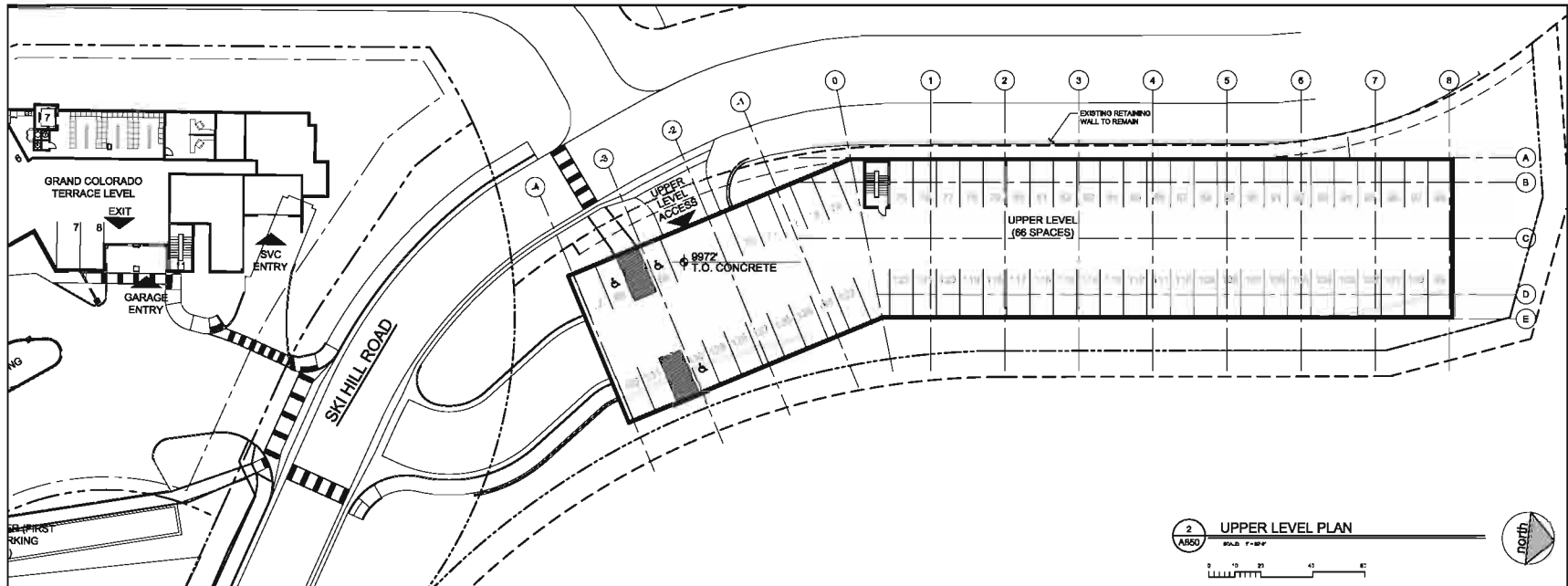
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ISSUE:

TOB planning	12 june 2015
TOB planning	17 aug 2015
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COMPOSITE EXTERIOR  
ELEVATIONS  
A302





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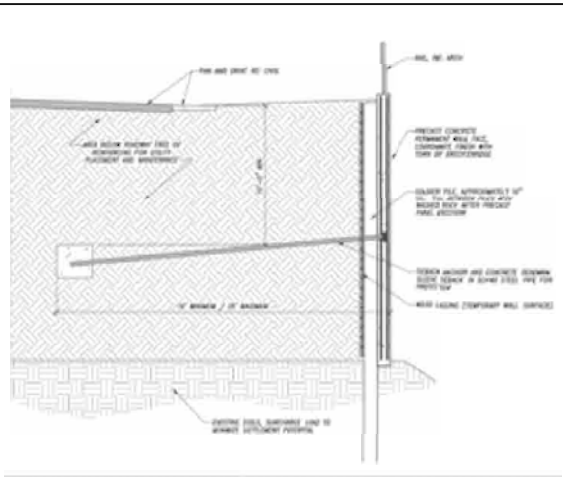
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ISSUE:

review	13 aug 2015
TDS planning	17 aug 2015
review	27 aug 2015
TDS planning	1 sep 2015
TDS planning	12 oct 2015
TDS planning	6 nov 2015

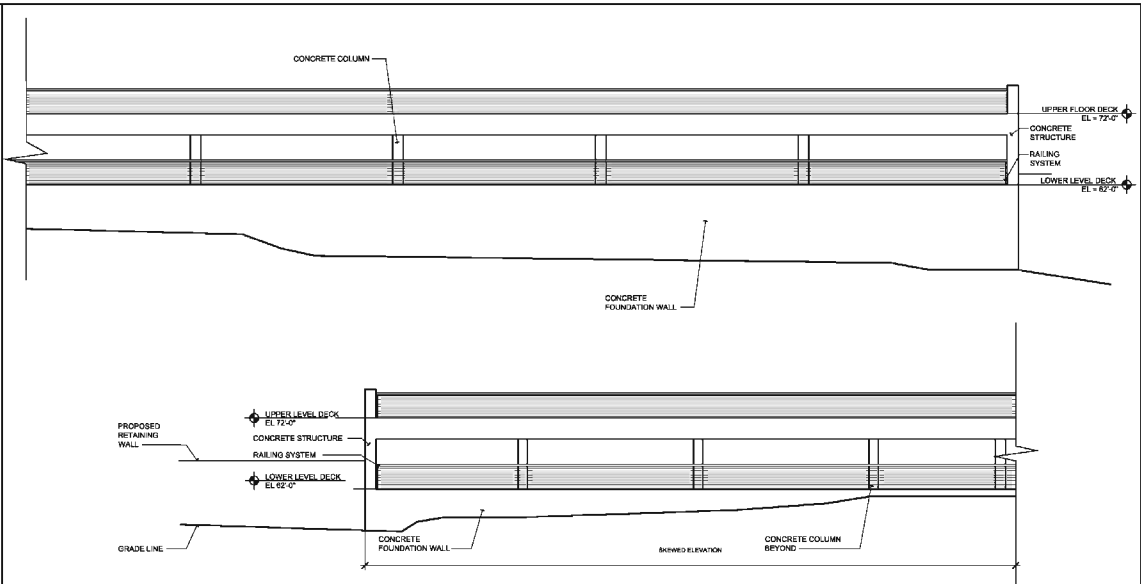
STABLES LOT  
 PARKING STRUCTURE  
 PLANS  
**A850**



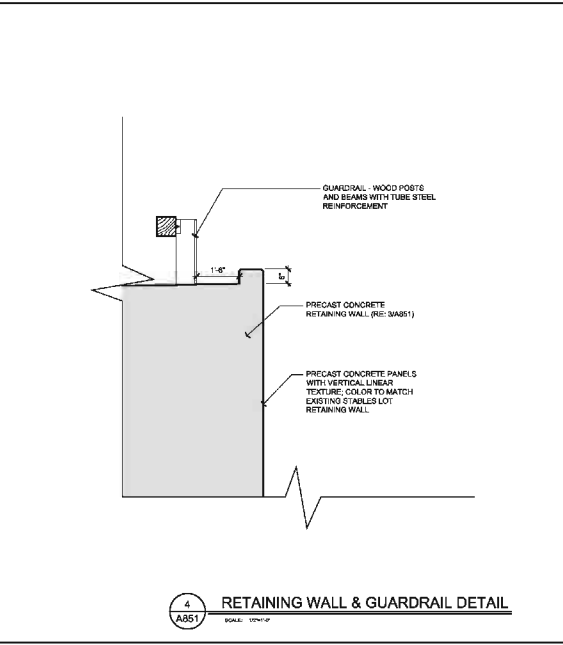
- NOTES:  
 1. SOLDIER PILES, SHOTCRETE FACE, AND TRACK ANCHORS TO BE DESIGNED AS PART OF A DESIGN-BUILD CONTRACT.  
 2. WALL DESIGN SHALL ACCOUNT FOR A MINIMUM OF 2' OF SURCHARGE LOADING FOR ADJACENT STABLES TO ACCOUNT FOR TRUCKS / SHOP STOCK LOADING.  
 3. CONCRETE WALL BACKFILL MATERIAL AND DESIGN PASSIVE PRESSURES WITH GEOTECHNICAL ENGINEER.



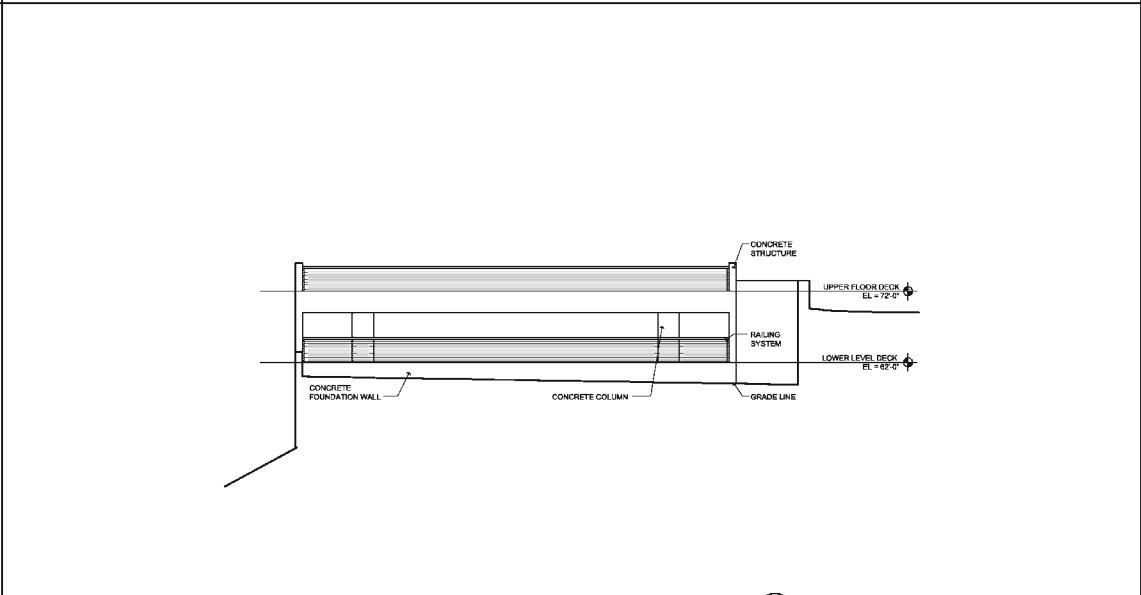
**3 SOLDIER PILE WALL SECTION**  
 SCALE: 1/8"=1'-0"



**1 NORTHWEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 RETAINING WALL & GUARDRAIL DETAIL**  
 SCALE: 1/8"=1'-0"



**2 SOUTHWEST ELEVATION**  
 SCALE: 1/8"=1'-0"



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 970 453 0444

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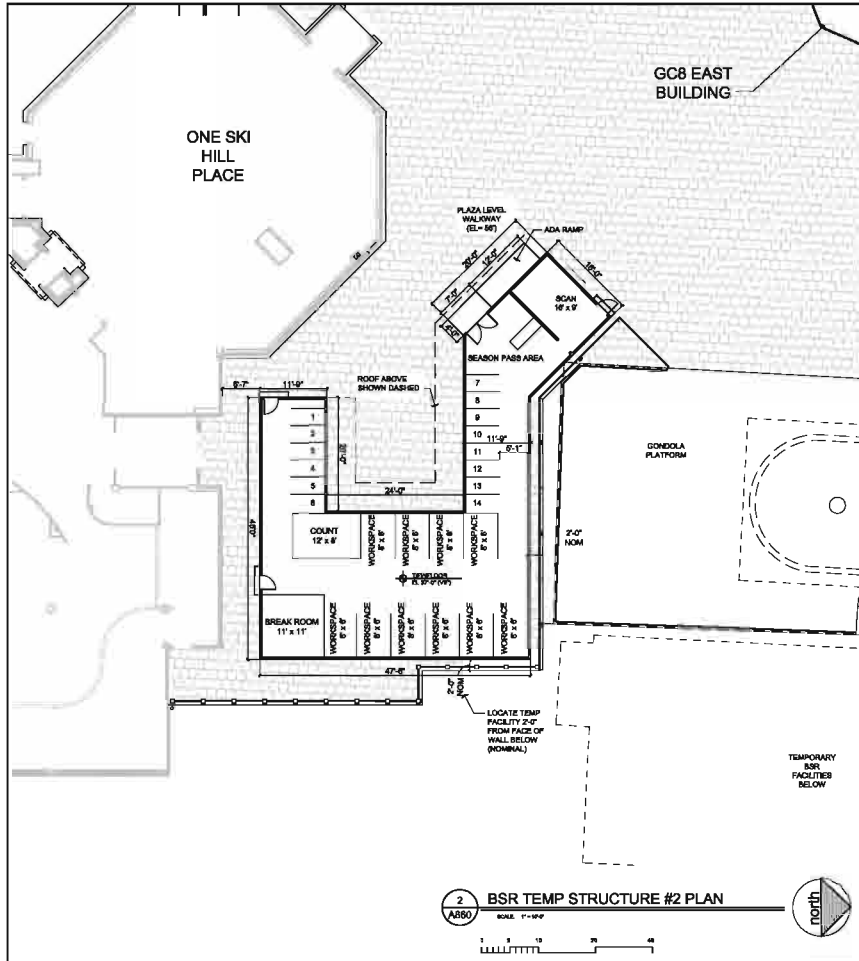
grand colorado  
 on peak 8  
 east building  
 breckenridge, colorado  
 PROJECT # 1805

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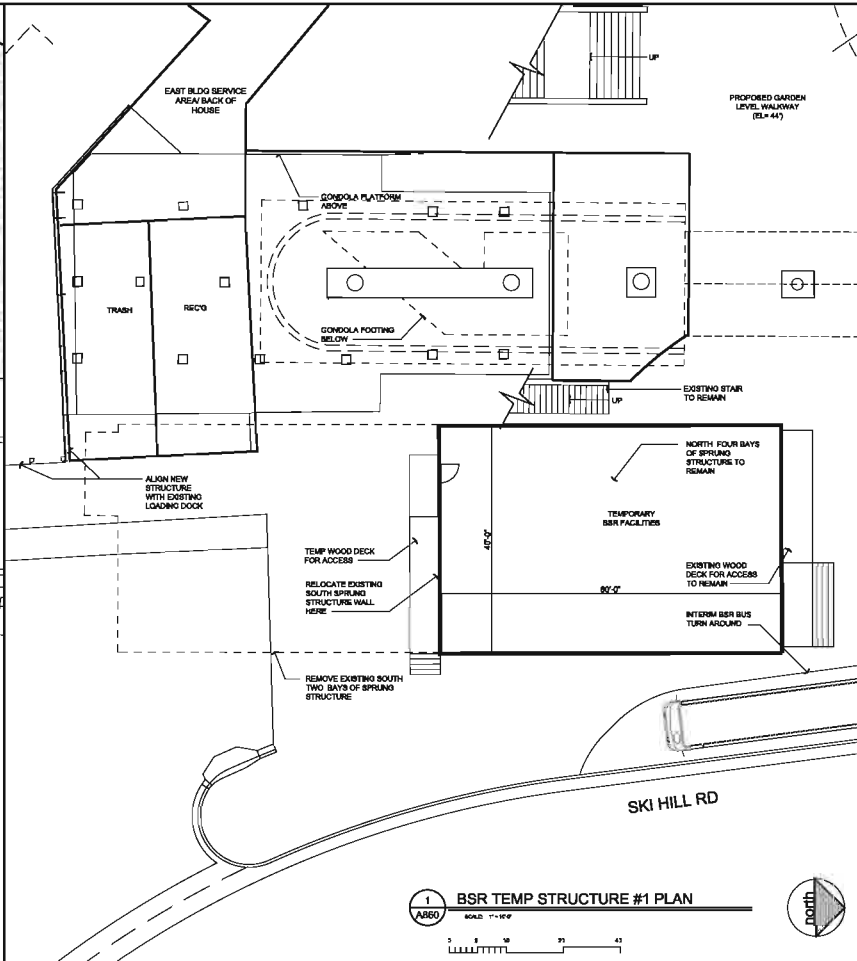
ISSUE:

TOB planning	17 aug 2015
TOB planning	1 sept 2015
TOB planning	1 sept 2015
TOB planning	5 nov 2015

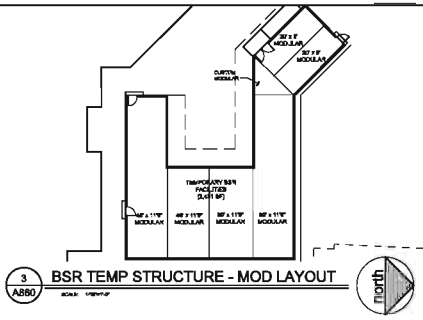
STABLES LOT PARKING  
 STRUCTURE ELEVATIONS  
**A851**



**2 BSR TEMP STRUCTURE #2 PLAN**  
 SCALE: 1"=10'-0"  
 north



**1 BSR TEMP STRUCTURE #1 PLAN**  
 SCALE: 1"=10'-0"  
 north



**3 BSR TEMP STRUCTURE - MOD LAYOUT**  
 SCALE: 1"=10'-0"  
 north

**NOTES**

1. TEMPORARY BSR FACILITIES ARE SUBJECT TO SEPARATE TOWN DEVELOPMENT APPLICATION TO BE PURSUED BY BSR STAFF. PLANS SHOWN FOR REFERENCE ONLY.
2. NO PLUMBING TO BE PROVIDED AT TEMP BSR FACILITIES.

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grand colorado  
 on peak 6  
 east building  
 brackendale, colorado  
 PROJECT # 1806

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**ISSUE:**

TOB planning	17 aug 2015
review	20 aug 2015
TOB planning	1 sept 2015
TOB planning	12 oct 2015
TOB planning	9 nov 2015

**BSR TEMP STRUCTURE PLANS**  
 A860

## Planning Commission Staff Report

Project Manager: Mark Truckey, Assistant Director of Community Development

Date: November 24, 2015 (For meeting of December 1, 2015)

Subject: McCain Master Plan Modification  
(Class A, Town Project Public Hearing, PL-2015501)

Applicant: Town of Breckenridge

Proposal: The applicant is proposing to modify the Master Plan for the property known as the McCain property (owned by the Town of Breckenridge), identifying and distributing density and uses on a series of 13 tracts for the following uses: water treatment plant, residential affordable housing, Public Works storage, solar gardens, service commercial, snow storage, public open space and trails, overflow parking, and recycling center, and existing gravel mining and processing operations.

Address: 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9

Legal Description: The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract "B" (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel "A" and Parcel "B" as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052. (full legal description attached to application)

Site Area: 128 acres

Land Use District: LUD 43: Existing residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. Residential: 1 unit per 20 acres (unless workforce housing).

Site Conditions: The property was dredge-mined in the early 1900's, and has been impacted by historic mining activities that included extensive dredging along the Blue River. Most of the dredged rock piles have been removed leaving significant portions of the sites barren. Alpine Rock mining and processing operations have occupied the property for years. Currently, the Blue River bisects this property from south to north along the westerly edge of the mined area. A major restoration and realignment of the river is being undertaken by the Town in 2016 and 2017. The property to the east of the current river has been used for Alpine Rock operations including mining, gravel storage, and material processing and storage. The town leases portions of the property to several service commercial uses and to a retail use (Breck Bears) near the Fairview roundabout. An existing 2.7 acre solar garden is located on the central portion of the property. Summit County's new recycling center is being completed currently at the very southwest portion of the property. There are portions at the eastern property border with mature trees along the bike path and CDOT right of way.

Adjacent Uses: North: Stan Miller Residential Master Planned residential area, Breckenridge Building Center commercial retail site  
 East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge  
 South: Coyne Valley Road, Continental Court, Colorado Mountain College  
 West: Red Tail Ranch Subdivision, Blue River

Density Allowed: LUD 43-127.8 Acres @ 1:20 UPA 6.39 SFEs\*  
 An additional 3.71 SFEs are allocated to the LUD 43 district for the purpose of affordable housing. In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.

\*The 6.39 SFEs were transferred off the site in 2013 to provide density for the Pinewood II housing project.

**Proposed:**

Tract	Area	Density	Tract Uses
Tract 1	3.8 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Water treatment plant and uses accessory to the plant (e.g., settling pond)
Tract 2	10.2 acres	3.71 SFEs for the purpose of affordable housing have been previously allocated to the site. In addition, additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R.	Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA  Industrial (existing) <ul style="list-style-type: none"> <li>• Mining, material processing, batch plant operations</li> </ul>
Tract 3	4.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Public Works Storage
Tract 4	2.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)
Tract 5	2.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)
Tract 6	1.5 acres	1:25 FAR Any permanent structures built shall require a density transfer	Service commercial uses (e.g., landscaping business, contractors yard, other similar uses that are not retail)
Tract 7	2.1 acres	0 SFEs (Governmental Uses are	Snow storage

		exempt from density requirements.)	
Tract 8	10.5 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Snow storage
Tract 9	23.6 acres	0 SFEs	Open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 10	5.6 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Overflow parking and accessory uses (e.g., bus stop and shelter)
Tract 11	1.4 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Recycling Center
Tract 12	36.4 acres	0 SFEs	300' River Corridor, wildlife habitat west of the Blue River, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 13	16.4 acres	0 SFEs	150' Highway 9 Setback, landscape buffers, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)

Height: Recommended per LUD 43- Generally, building heights in excess of 2 stories are discouraged. Exceptions may include related mining operation facilities.

Proposed: Where buildings are proposed within 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are prohibited. For buildings beyond 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are discouraged. Existing mining operation facilities are exempt from height requirements.

Parking: Required: Per the Town's Development Code

#### Item History

With the Town's annexation of this parcel, the property was incorporated into Land Use District 43 in 2003 which allows for existing residential and service commercial, recreational, open space, governmental land uses, affordable housing, and mining.

In 2013 the McCain Master Plan was adopted by the Town Council through the Town Project Process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site. The McCain Master Plan identified two tracts for the property. A number of governmental uses were allowed on the larger 90 acre tract and the smaller 38 acre tract was limited to open space and trail uses. McCain was seen as the future location for a number of governmental uses that now are located closer to the Town core, many on Block 11 (e.g., overflow skier parking, snow storage). As the plan for Block 11 is implemented, affordable housing units will displace these uses. In

addition, it was recognized that McCain provided the best location for other uses such as a second water treatment plant and solar gardens.

The Town is now actively pursuing locating several of the uses outlined in the 2013 Master Plan on the McCain site. In particular, the Town is moving forward with plans for a water treatment plant and a second solar garden on the McCain site. In addition, the Town Council has subsequently identified a couple uses (affordable housing and service commercial) for the property that were not identified in the 2013 Master Plan. As such, it was felt that a more detailed master plan to identify the specific locations of these and other uses was warranted.

Staff has worked with a consultant, Norris Designs, to develop the master plan that is now before the Planning Commission. Staff's previous memo from the November 3 Planning Commission meeting details the list of uses proposed on the property and the rationale for the uses and their locations. The attached Master Plan Notes and the Master Plan Tract Map identify the land uses and locations proposed with this master plan modification, along with some criteria related to building setbacks, building height, architecture, and landscaping.

Prior to the Planning Commission's November 3 work session, the Town held a public open house on the McCain Master Plan. A summary of comments from that open house are attached. In addition, staff has attached all other recent correspondence we have received regarding the Master Plan Modifications.

#### Staff Review

Since this is a Master Plan proposal, and is to be reviewed against the Development Code for a final point analysis, this report will cover only those policies relevant to this application and the proposed scope of development. Those policies not included with this review will be reviewed as appropriate with the separate development permits for each of the developable parcels at a future date.

#### **Land Uses and Density (Policies 2/A & 2/R, 3/A & 3R, 4/R)**

Land Use District (LUD) 43 applies to all of the McCain property. According to the Land Use Guidelines, LUD 43 allows for the following:

*“Existing residential, and service commercial uses. Recreational, Open Space, and Governmental Uses.”*

LUD 43 allows a maximum density of one unit per 20 acres (equaling 6.39 units). However, this density was transferred off of the property after the approval of the 2013 existing McCain Master Plan. When density on the property is proposed, TDRs will be required.

LUD 43 also allows for Mining and Processing (to allow the existing activities by Alpine Rock).

Finally LUD 43 states the following:

*“An additional 3.71 SFEs are allocated to this district for the purpose of affordable housing. In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.” (Emphasis added.)*

All the uses proposed in the McCain Master Plan Modification are consistent with the uses identified in LUD 43. For the affordable housing project, the Town intends to utilize the existing 3.71 SFEs recognized and will transfer any other affordable housing density created per the TDR guidelines of the Joint Upper Blue Master Plan.

A density allocation has been assigned to the designated Residential area, allowing up to a maximum of 20 units per acre. The Town would like to keep its options open for now regarding the type of affordable housing that is placed on the site to accommodate future housing type needs—given the limited areas of land that are available to accommodate affordable housing. Thus, the language included under McCain Master Plan Tract 2 is the same that applies to LUD 31 for the Block 11 property:

*“Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA”*

The existing service commercial uses on site do not include any structures and thus require no density at this time. In the future, should service commercial uses require density, density would be required to be transferred to the site. The Land Use Guidelines (LUD 33S) for the adjacent Tatro property in the County, which is also used for service commercial uses, allow a maximum FAR of 1:25. Staff has included the 1:25 FAR for Tract 6, the tract that allows for service commercial uses. Staff heard general support for this FAR from the Planning Commission at the November 3 work session.

All other uses proposed on the site are government related (e.g., treatment plant, recycling facility). Per the policies of the Joint Upper Blue Master Plan, governmental uses are exempt from density requirements.

**Architectural Compatibility (5/A & 5/R):** The following language is included in the attached McCain Master Plan Notes and is partially taken from the Land Use Guidelines for District 43:

***Architecture:***

- 1. This Master Plan is not within the Breckenridge Conservation District boundary and does not seek to replicate Breckenridge’s historic architecture. Architecture should be sensitive to the McCain property’s scenic function. Due to high visibility of the property, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*
- 2. The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*
- 3. Architectural detail and design will meet all applicable Town Codes.*

Since the proposed architectural guidelines closely follow the applicable policies and must meet the Development Code, Staff has no concerns. These guidelines will be added on the final mylar Master Plan.

**Building Height (6/A and 6/R):** LUD 43 notes “Building heights will be determined through the development review process, but generally buildings in excess of two stories are discouraged”. Under the Master Plan Notes, staff has proposed that a maximum building height of two stories be allowed within 200 feet of the Highway 9 right-of-way. Beyond the 200 foot setback, building heights greater than two stories are “discouraged”, similar to the LUD 43 wording. Thus, beyond the 200 foot setback area, any proposal for buildings higher than two stories would incur negative points. Is the Planning Commission comfortable with the proposed height restrictions?



**Site and Environmental Design (7/R):** All of the proposed developed uses on the site are to occur on the portions of the site previously disturbed by dredging and mining activities. Except for the reclamation of the Blue River, those portions that are in a natural state shall remain.

The existing river channel does not support year round flows and supports little vegetation due to the historic dredge mining operations up-stream. Areas surrounding the channel often experience shallow flooding during spring run-off and the channel is not capable of handling a 100-year flood.

The proposed river restoration plan will introduce a new channel that contains the 100 year flood, and is capable of supporting year round flows. The project will re-introduce to this stretch of the Blue River, riparian vegetation and aquatic habitats that have been lost since the early 1900's. All development is restricted to an area east of the new river alignment (with the exception of the recycling center). The Town will be required to obtain a 404 Permit from the Army Corps of Engineers prior to any river restoration work. The existing pond at the northeast portion of the site will be filled—it does not qualify as a wetlands area and is fed by groundwater that is likely connected to river flows. When the river restoration and lining of the river has been completed, it is expected that this water source will dry up.

**Placement Of Structures (9/A & 9/R):** Per LUD 43, setbacks from Highway 9 shall be 150 feet. The McCain Master Plan Modification proposes to maintain this 150 foot setback from the highway along the entire length of the property.

**Internal Circulation (16/A) and External Circulation (17/A):** Internal circulation is provided by one main internal road that splits south from a realigned Stan Miller Drive and serves as a collector to secondary roads that access the individual land use pods. The road intersects with Coyne Valley Road at the southern end of the property in a location that is set far back from the Highway 9 light intersection with good sight distances. A network of soft surface trails and a realigned Rec Path with an additional loop are also proposed. Where these trails intersect the internal road system, they have been designed in a manner to enhance safety. For example, the northern portion of the Rec Path has been relocated to move away from the existing crossing point near the Fairview roundabout (which is a major conflict point) and then does not cross Stan Miller Drive until it reaches a t-intersection (or smaller roundabout area), where traffic will have to slow down or stop, thus providing a safe crossing for bikes and pedestrians. Similarly, where the Rec Path crosses access roads to snow storage and service commercial areas, it does so adjacent to an intersection where vehicles will be forced to slow down. The BOSAC has reviewed this plan and is supportive of the concepts shown. A below grade crossing is proposed for the Rec Path when it meets Coyne Valley Road at the southern end of the property. Staff is pleased with the proposed circulation through the site.

**Parking (18/A & 18/R):** Parking required for any uses will be reviewed with site specific development applications. Overflow parking has been identified at the southern portion of the site.

**Landscaping (22/A and 22/R):** There are very few existing trees on the development site except for sections along the Blue River and sections along the bike path/CDOT right way. These trees will be preserved and expanded to assist in providing an effective buffer from Highway 9 to the site. Additional landscaping is proposed throughout the site, particularly to screen between uses (e.g., residential and Public Works storage) and along the roadway and Rec Path. The Open Space Plan depicts proposed landscaping locations. Language added in the McCain Master Plan Notes encourages landscaping in the above-described areas.

**Social Community (24/R):** This Master Plan Modification is planned to fulfill numerous community needs identified by the Town Council including provision of affordable housing, open space along the river corridor, a water treatment facility, and the County recycling facility. Positive points may be awarded under this policy at a site plan level as future projects are submitted.

**Utilities (28/A):** The Town plans to bury the existing overhead utility line along the highway at a future date. This is consistent with the Stan Miller master plan to the north. All new power/utility lines will be buried underground.

**Point Analysis (Section: 9-1-17-3):** Staff has found that the application passes all Absolute Policies in the Development Code. No positive or negative points have been recommended at this time. Individual points analyses will be undertaken as site specific developments are proposed on the property in the future.

### **Staff Recommendation**

We welcome any further comments from the Commission. Staff suggests that the Planning Commission make a recommendation to the Town Council that the Town Council approve the McCain Master Plan Modification, PL-2015501, with the attached Findings and Conditions.

<b>Final Hearing Impact Analysis</b>				
Project:	McCain Master Plan Modification Town Project	<b>Positive</b>	<b>Points</b>	<b>0</b>
PC#:	2015-0501			
Date:	11/23/2015	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Mark Truckey, Assistant Director Community Development			
			<b>Total Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	0	Meets LUGs suggested uses
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Proposed density is within that allowed for the uses on LUD 43. Governmental uses are exempt from density requirements.
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	0	Master Plan notes meet this policy
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		Master Plan notes identify a two story maximum building height within 200 feet of the Hwy 9 ROW, and discourage heights greater than two stories on the rest of the property, consistent with the LUGs.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	<b>Site and Environmental Design - General Provisions</b>	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)	0	To be reviewed with future Town Projects or Development Permit applications.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)	0	To be reviewed with future Town Projects or Development Permit applications.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		To be reviewed with future Town Projects or Development Permit applications.
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)	0	To be reviewed with future Town Projects or Development Permit applications.
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	0	To be reviewed with Town Projects or Development Permit applications.
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		To be reviewed with Development Permit applications.
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)	0	To be reviewed with Development Permit applications.

15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		Engineering Department support.
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		To be reviewed with future Town Project applications.
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	4x(-2/+2)		With future applications.
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	<b>Transit</b>	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		

## TOWN OF BRECKENRIDGE

McCain Master Plan Modification  
Tract "B" (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I,  
recorded under Reception No. 714272  
The 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded  
under Reception No. 714274  
Parcel "A" and Parcel "B" as described in special warranty deed recorded June 18, 2013 at  
Reception No. 1029052  
12965, 13215, 13217, 13221, 13250 Colorado State Highway 9  
PERMIT #20150501

### FINDINGS

1. This project is a "Town Project" as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on December 1, 2015. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on December 1, 2015 notice of which was published on the Town's website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council's final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on December 8, 2015. This Town Project was listed on the Town Council's agenda for the December 8, 2015 agenda that was posted in advance of the meeting on the Town's website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town's Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



McCain Concept Plan Chart		
Land Uses	Acres	% of Total
Overflow Parking (500 spaces)	5.6 AC	4.4
Snow Storage	11.2 AC	8.7
Service Commercial	1.5 AC	1.2
Public Works Storage	4.7 AC	3.7
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-200 units)	10.2 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
<b>Sub Total</b>	<b>50.8 AC</b>	<b>39.5</b>
Open Space Uses	Acres	% of Total
300' River Corridor & Open Space	36.4 AC	28.3
150' Highway 9 Setback	11.9 AC	9.3
Open Space and Trails	23.6 AC	18.4
Open Space Buffers	5.9 AC	4.6
<b>Sub Total</b>	<b>77.8 AC</b>	<b>60.5</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>





McCain Concept Plan Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 500 spaces)	5.6 AC	4.4
Snow Storage	11.2 AC	8.7
Service Commercial	1.5 AC	1.2
Public Works Storage	4.7 AC	3.7
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-200 units)	10.2 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
<b>Sub Total</b>	<b>50.8 AC</b>	<b>39.5</b>
Open Space Uses		
Acres	% of Total	
300' River Corridor & Open Space	36.4 AC	28.3
150' Highway 9 Setback	11.9 AC	9.3
Blue River Lake	14.7 AC	11.4
Open Space and Trails	8.9 AC	6.9
Open Space Buffers	5.9 AC	4.6
<b>Sub Total</b>	<b>77.8 AC</b>	<b>60.5</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>

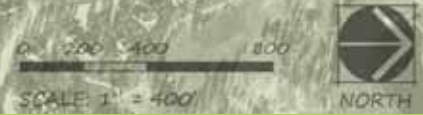






Tract Legend*		
	Tract	Acres
	Tract 1: Water Treatment Plant	3.8 AC
	Tract 2: Residential (50-200 units)	10.2 AC
	Tract 3: Public Works Storage	4.7 AC
	Tract 4: Existing Solar Field	2.7 AC
	Tract 5: Proposed Solar Field Expansion	2.7 AC
	Tract 6: Service Commercial	1.5 AC
	Tract 7: Snow Storage	2.1 AC
	Tract 8: Snow Storage	10.5 AC
	Tract 9: Open Space and Trails	23.6 AC
	Tract 10: Overflow Parking	5.6 AC
	Tract 11: Recycling Center	1.4 AC
	Tract 12: 300' River Corridor, Open Space	36.4 AC
	Tract 13: 150' Highway Setback, Open Space	16.4 AC
	Road Right of Way	7.0 AC
	<b>Site Total</b>	<b>128.6 AC</b>

\* See Master Plan Notes for Density and Tract Uses







# OPEN SPACE PLAN

November 25, 2015

McCain  
PROPERTY

212 West Street, Suite 4  
P.O. Box 2250  
Provo, Utah 84601  
P 801.882.7899  
www.norris-design.com



## McCain Master Plan Notes

December 1, 2015

### Density and Uses:

Tract	Area	Density	Tract Uses
Tract 1	3.8 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Water treatment plant and uses accessory to the plant (e.g., settling pond)
Tract 2	10.2 acres	3.71 SFEs for the purpose of affordable housing have been previously allocated to the site. In addition, additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R.	Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA  Industrial (existing) <ul style="list-style-type: none"> <li>• Mining, material processing, batch plant operations</li> </ul>
Tract 3	4.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Public Works Storage
Tract 4	2.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)
Tract 5	2.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)
Tract 6	1.5 acres	1:25 FAR Any permanent structures built shall require a density transfer	Service commercial uses (e.g., landscaping business, contractors yard, other similar uses that are not retail)
Tract 7	2.1 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Snow storage
Tract 8	10.5 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Snow storage
Tract 9	23.6 acres	0 SFEs	Open space and trails and uses accessory to open space (e.g., bike

			repair station, picnic shelter)
Tract 10	5.6 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Overflow parking and accessory uses (e.g., bus stop and shelter)
Tract 11	1.4 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Recycling Center
Tract 12	36.4 acres	0 SFEs	300' River Corridor, wildlife habitat west of the Blue River, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 13	16.4 acres	0 SFEs	150' Highway 9 Setback, landscape buffers, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)

**Setbacks:**

No buildings shall be located within a 150 foot setback from the east property boundary bordering the Highway 9 right-of-way. Internal setbacks shall be per the Development Code.

**Building Height:**

Tall buildings can impact the views of the property from Colorado Highway 9 and therefore building height restrictions are proposed beyond the above-described 150 foot setback area from Highway 9:

Where buildings are proposed within 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are prohibited. For buildings beyond 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are discouraged.

Existing mining operation facilities are exempt from height requirements.

**Architecture:**

1. This Master Plan is not within the Breckenridge Conservation District boundary and does not seek to replicate Breckenridge’s historic architecture. Architecture should be sensitive to the McCain property’s scenic function. Due to high visibility of the property, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.
2. The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.
3. Architectural detail and design will meet all applicable Town Codes.

**Landscaping:**

All plantings shall comply with the Town of Breckenridge's Development Code. Existing trees along the Blue River and along sections of the recreation path/CDOT right of way will be preserved to the greatest effort possible.

Landscaping along the eastern property boundary adjacent to the Highway 9 right of way should be enhanced as reasonably possible to assist in providing an effective buffer from Highway 9 to the site. Landscaping is also encouraged to be provided in areas where landscaping is shown on the illustrative McCain Open Space Plan.

## Truckey, Mark

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**From:** Jen Cawley [JCawley@StormRestaurants.com]  
**Sent:** Saturday, November 21, 2015 3:19 PM  
**To:** Truckey, Mark  
**Subject:** FW: Town of Breckenridge: McCain Master Plan Open House

Hi Mark

Thanks for sending me the plans and staff reports. Consider this email my input on the plan. Sorry for the delay.

Input on Proposed concept layout:

Overall I think the layout is fine. However I have concerns with the residential area. I feel it will increase traffic to an intersection that can't handle the volume, even if it is only 50 units. Traffic will be increased already with the other elements planned for this property. I am also concerned with the light pollution. I understand that the dark sky requirements decrease the amount of light that shines upwards but when viewed from above it will be quit noticeable.

Without knowing what is going to happen to the Stan Miller area, I think adding residential to this area is jumping the gun.

As I expressed at the Open House the other night, I would be unhappy to hear that the overflow parking area was lit. On that same train of thought, I'm wondering if the road that runs through the property will be lit?

I'm in full support of the added solar fields and hope that the water treatment center will be designed so that it too can accommodate panels on its roofs.

I was also wondering if there would be a possibility of a small parking area by the Summit Stage bus stop. There used to be a place to park there and it was quite handy especially for the Silver Shekel residents.

Thanks Mark for adding my input to the other feedback you've received.

Jen

Jen Cawley  
970.453.1023

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**From:** Truckey, Mark [<mailto:markt@townofbreckenridge.com>]  
**Sent:** Monday, November 02, 2015 9:00 AM  
**To:** Jen Cawley  
**Subject:** RE: Town of Breckenridge: McCain Master Plan Open House

Hi Jen. Here is the staff report and site plans. The report gives all the details on changes. Mainly just more specific, with housing and service commercial as new uses not identified in the 2013 Plan. Call me if you have any more questions.

Thanks. Mark

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**From:** Jen Cawley [<mailto:JCawley@StormRestaurants.com>]  
**Sent:** Saturday, October 31, 2015 3:28 PM  
**To:** Truckey, Mark  
**Subject:** FW: Town of Breckenridge: McCain Master Plan Open House

Hi Mark

Happy Halloween! Hope you had enough candy for all those trick or treaters we get – kidding.

Can you tell me what changes are being proposed to the McCain property since the last time this plan was reviewed? When was that, 2 years ago???

Thanks Mark

Jen

Jen Cawley

970.453.1023

**From:** Breckenridge@visioninternet.com [mailto:Breckenridge@visioninternet.com]

**Sent:** Saturday, October 31, 2015 2:53 PM

**To:** jcawley@stormrestaurants.com

**Subject:** Town of Breckenridge: McCain Master Plan Open House

**McCain Master Plan Open House**

Posted Date: 10/31/2015

The Town of Breckenridge is hosting a public open house on the McCain Master Plan Modification on Tuesday, November 3 from 5:30 to 6:30 p.m. in the Town Council Chambers, Breckenridge Town Hall, 150 Ski Hill Road. Members of the public are invited to attend the open house to get more information about the detailed plan that has been developed for the McCain property.

The 128-acre McCain property, owned by the Town of Breckenridge, is located at the northern end of town to the north of Coyne Valley Road and to the west of Colorado Highway 9. The proposed McCain Master Plan Modification amends the 2013 McCain Master Plan and provides more specific direction regarding land uses on the site, as well as locations for open space and trails.

"The McCain property is the largest undeveloped property on the valley floor in Breckenridge," notes Peter Grosshuesch, Town of Breckenridge Community Development Director. "As such, it provides opportunities to locate certain public facilities that are needed in the community. The Master Plan Modification identifies the appropriate location for the Town's new water treatment plant, overflow parking, solar gardens, some Public Works facilities, and an area for work force housing. Just as importantly, the Plan identifies large areas of open space with new hiking and biking trails and preserves a large habitat corridor along the Blue River. We encourage the public to stop by at the open house to get more information on the Plan."

After the open house, the Breckenridge Planning Commission will be holding a work session starting shortly after 7:00 p.m. to discuss the McCain Master Plan Modification. Members of the public are invited to attend.

For more information on the McCain Master Plan Modification, contact Mark Truckey, Breckenridge Community Development Department at (970) 453-3184 or [markt@townofbreckenridge.com](mailto:markt@townofbreckenridge.com)

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<http://www.townofbreckenridge.com/index.aspx?page=25&subscriberguid=4ac8dff0-ed06-4047-9f79-60de75987aca&unsubscribe=1>

## Truckey, Mark

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**From:** Del Anderson [dea\_1\_2\_bbq@hotmail.com]  
**Sent:** Wednesday, November 11, 2015 4:09 PM  
**To:** Truckey, Mark  
**Subject:** McCain Property Master Plan

Dear Town of Breckenridge Council and Planning Dept.

I am writing in regards to the McCain Master Plan. The first and foremost thing that disappoints me is that the Town of Breckenridge has lost all of the plans that were started in early 2000's. This plan made most of the McCain property into open space and restored river. Many of that town council did not want to develop all the valley floor all the way to Frisco. The most disappointing parts of the new plan are parking lot, more solar panels, road through property and attainable housing.

The parking lots should be keep in Breckenridge. You just received 3.5 Million taxes from Vail Resorts please build parking in town or closer. Everyone complains that skiers do not come into town after skiing especially when they are parked 3 miles from town.

I am all for solar panels I wish I could afford to put them on my house. To use this much land next to the river for a for profit company to put panels up seems such a waste. You would think that Breck could come up with a better way. Breckenridge always talks about trying to help keep locals and help them out. Why not offer to put panels on people's houses with south facing roofs for a percentage of the panels. If you can fit 25 panels on my roof owner gets 4 or 5 panels to off set there electrical bill. Between the Highlands and Silver Shekel there should be plenty of roofs. I live directly across from the current solar panels on Fairview Blvd, I need to point solar panels at your farm from the glair in the fall and spring in the evening sun.

I do not believe there is a need for a road through the McCain. The residents of Silver Shekel have been putting up with the noise from Highway 9 since 4 lane expansion, increase speed of highway to 55, and noise from Alpine Rock and other business that start their heavy equipment early in the morning and reverse alarms sound off. The noise has increased ten fold since the round about was completed. The high speed and jake braking of trucks trying to slow down and not crash in round about. The round about has made a dangerous intersection into an even more dangerous intersection adding more traffic will only increase the number of accidents. I'm pretty sure there has been more accidents in one year of round about than there were in previous 10 years. Please help get cdot to slow down highway 9 before there is death and destruction at the round about.

In all the open house planning meeting I attended back in early 2000's we were told that the McCain property had no residential development rights on it. I understand your need for attainable housing issue but where are these units of density coming from? I believe there are 300-500 units still to be developed on Stan Miller property, The Shores property and Highlands property north of McCain. Require all the Mc mansion builders to have rental apartment developed into future plans. Please do not ruin the dark sky's across from the Shekel with houses and more car lights across from us. A large chunk of the real affordable rentals come from locals in county around Breckenridge with rentals units, basements and rooms for rent.

I would like to thank you for allowing me to voice my concerns. I feel sad that the town lost previous start to McCain property master plan from back in early 2000's. I felt like I had input and was listen to by the Town of Breckenridge back then, now I feel like I am being told what is going to be put on the property and you will like it. I would like to see a lot more open space and a lot less commercial, solar panels, parking lot and more roads and houses. Wouldn't large open space be a better entrance to town than a water plant, parking lot, commercial/industrial, and recycling center.

Thank you

Del Anderson  
731 Fairview Blvd  
P.O.Box 797  
Dea 1 2 bbq@hotmail.com

Sent from Mail for Windows 10



## Truckey, Mark

---

**From:** McMillan, Braden [Braden.McMillan@efirstbank.com]  
**Sent:** Friday, November 06, 2015 4:25 PM  
**To:** Truckey, Mark  
**Cc:** 'Art.Albin55@me.com'; Alexia Jennings (alexiajennings@gmail.com)  
**Subject:** FW: McCain Property Master Plan

Hi Mark,

I was in attendance at the open house and do want to say I think these are positive changes for the corridor. While those types of events tend to turn into gripe(insert bad word) fests, a lot of the neighborhood looks at a gravel pit that will one day become open space and nicely developed land. I think some of the positives are being over looked and so I wanted to make sure you received some positive feedback as well.

I do have a suggestion that may or may not be in the scope of the current or future planning, but it would be nice if it could be considered when appropriate. Pedestrian crossing on Highway 9 is dangerous and once the residential component of the plan is implemented the volume will only increase as mote people utilize the bus system.

If feasible, a pedestrian tunnel would be a great additional to the plan (I assume a bridge is out of the question based on the amount of heavy machinery and large trucks that use the route, plus it would be ugly).

I think this is an exciting opportunity for Breckenridge and I look forward to seeing how the plans develop.

Your Silver Shekel Neighbor,



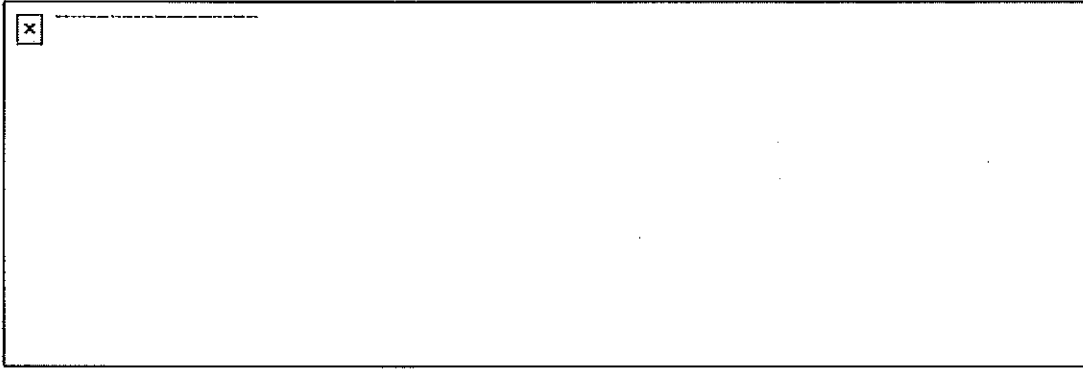
**Braden McMillan**  
Vice President – Summit County

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**FirstBank**  
960 North Ten Mile Drive  
P.O. Box 5750  
Frisco, CO 80443  
T 970.468.7250 | F 970.468.7272  
NMLS ID# 566171  
[braden.mcmillan@efirstbank.com](mailto:braden.mcmillan@efirstbank.com)  
[www.efirstbank.com](http://www.efirstbank.com)



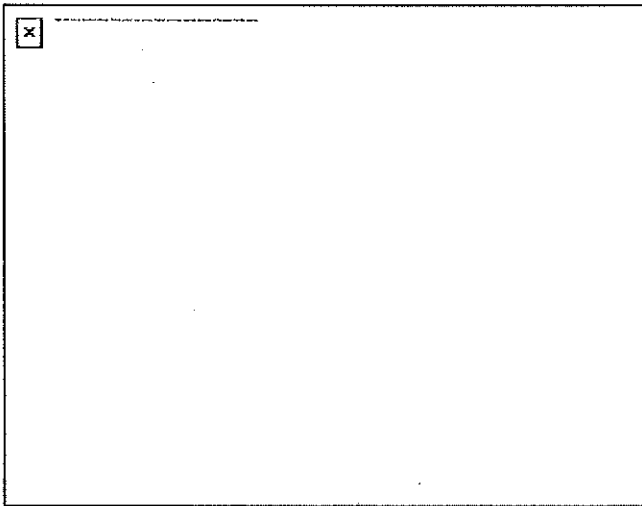
**From:** noreply@silver-shekel.net [mailto:noreply@silver-shekel.net]  
**Sent:** Friday, November 06, 2015 2:58 PM  
**To:** McMillan, Braden  
**Subject:** McCain Property Master Plan



Silver Shekel Owners Association Members,

Tuesday, November 3, the Town of Breckenridge held an open house to share information regarding the McCain Property Master Plan. The McCain property parallels the west side of Colorado Highway 9 between Coyne Valley Road and Fairview Boulevard. Most of Silver Shekel looking west to the Blue River Valley floor, has a view of the McCain property. Traffic, noise and lights from the McCain property may impact our neighborhood. The open space and related recreation opportunities will benefit Silver Shekel. Accordingly, the future development of the McCain property should be of interest to our members.

One of our members, Mark Truckey is Assistant Director of Community Development for Town of Breckenridge and was one of the spokespersons at the Town of Breckenridge, open house regarding the McCain property. He shares the following [link](#) to the Town's information on the McCain property.



On Wednesday November 4, the Summit Daily News ran a story on the [McCain Master Plan Open House](#).

Members of the Silver Shekel Owners' Association Board and more than a dozen of your neighbors attended the Town of Breckenridge Open house. The board will continue to follow the Town of Breckenridge plans for this property.

If you have comments on the McCain property master plan, please email [Mark Truckey](#) and copy me, [Art Albin](#).

Sincerely,

Arthur E. Albin, President  
Silver Shekel Owners Association

11/20/15

Mark Truckey, Assistant Director  
Department of Community Development  
Town of Breckenridge

Dear Mark:

Thank you for choreographing the Open House presentation of the McCain Property Draft Master Plan Tuesday evening (11/3/15). It was my first opportunity to review that proposal. As with any plan of this scope, with the multitude of stakeholders and interested parties with needs that they wish be addressed here, it is certainly a challenging, and as a gateway to our community, important site to master plan, and I believe your team has made a good preliminary plan.

I do have some concerns and suggestions that I would like to share with you, from the perspective of our adjacent BBC business and undeveloped area south of the BBC and from a land planning standpoint, so as to provide input, hopefully, towards fine tuning some elements of this master plan.

#### Concerns & Suggestions:

- Effects of Proposed Realignment of Stan Miller Drive: The proposed realignment of Stan Miller Drive would result in moving Stan Miller Drive out of the existing right of way and effectively detouring the BBC traffic through an additional stop sign and turn movement, through what appears to be a number of curves back to the BBC. Perhaps the roadway coming through the McCain property from the south could T into the existing Stan Miller Drive, giving those drivers coming from the south to north the option of making a right turn to the round-about, or a left to the Tiger Road stoplight, for improved traffic dispersion. The potential for traffic backing up from the currently proposed T intersection out near the roundabout, which could occur with a couple of tractor-trailer rigs and a few cars, would add to the already challenging situation coming around the roundabout from the south to get to Stan Miller Drive. The proposed addition of 50 to 100 residential units is sure to further affect the traffic in this area, which a traffic study could help assess.
- Bike Path Realignment: I would suggest putting the paved bike path on the east side of the Blue River setback area. It will be a more aesthetic and enjoyable bike path, with fewer roadway conflicts. It is so enjoyable to ride down the bike path as it currently exists south of this site, a bit away from the road traffic, with the stream by your side (uphill, it's more like a workout). It would be good to continue that unique experience through the McCain property and it is critical to avoid having the bike path cross Stan Miller Drive anywhere near where cars exit the roundabout.
- Location of the Water Treatment Plant: From the standpoint of clustering compatible uses and efficient access, not to mention aesthetics, I think it would be desirable to make the northeast corner of the McCain property (currently the proposed location for the water treatment plant) low density service commercial, with the requisite 150' setback. These uses would be a much lower density than the water plant or even large lot residential uses, in a location that would be easily and efficiently accessed. Surely this could be architecturally controlled so as to be an entry statement to our town that is more in keeping with Breckenridge than something like the facilities for a 20,000 sq. ft. water treatment plant and pipe storage area. Perhaps the water treatment plant could be moved to the south side of the Tatro Subdivision, effectively flip-flopping it with the currently proposed Service Commercial and Snow Storage areas. In addition, a large water plant seems to be inconsistent with the entry to the Town's proposed 10+ acres of residential development and the even larger potential residential development on the adjacent Miller property; if this is where it ends up being constructed, the architectural guidelines for this structure should be rigorous in terms of height and design. We believe the construction of a water treatment plant here, and the proposed changes to the established traffic patterns to the Breckenridge Building Center will have a negative impact on our sales there and our collection of Town tax revenues, as we have done now for 45 years of business in the Town of Breckenridge; but to place compatible Service/Commercial uses on this corner could have a synergistic effect for all the businesses locating there.
- Service Commercial Needs: With only about 2,780 sq. ft. of Service/Commercial structures being proposed for less than 2 acres of this 128 ac. site, I believe it would be good, from the standpoint of the Town's commitment

to providing for the needs of its residents, to provide more opportunity on this site to serve the ever dwindling options for our community's trades, contractors, and professionals with an increased amount of and acreage for low density service commercial property in this Master Plan.

- Snow Storage and Solar: The prospect of the truly ugly snow storage piles adjacent to Highway 9 seems completely out of character with everything the Town has done to beautify the arrival to Breckenridge on Highway 9 from the north. And although solar is a wonderful environmental undertaking, solar panels and the structures that support them do not present the most pleasing aesthetic and locating them adjacent to Highway 9 also seems inconsistent with the appearance the Town has been working so hard to achieve.

Thank you for considering my comments and sharing them with the Planning Commission for its December 1 hearing and the Town Council for its December 8 consideration of this plan. Please forward this letter (also attached as a PDF) to the Planning Commissioners and the members of our Town Council, and please don't hesitate to contact me if there is opportunity to further discuss or better understand the plan and the issues I have raised.

Best Regards,  
Jon Brownson

## MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director Community Development

SUBJECT: McCain Master Plan 11/3/15 Open House Summary

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There was a good turnout for the open house. 50 people signed in. Based on the sign-in sheet, we estimate about half of the attendees were Silver Shekel residents. After a presentation from staff and Norris Design consultants, staff fielded questions and comments for about 30 minutes. A questionnaire was also available and seven people filled the questionnaire out and returned it to staff. The following summarizes a few of the comments we heard multiple times between open house and questionnaire comments:

- Concern about the proposed residential uses and resulting increased traffic at the Fairview roundabout.
- Suggestions about considering connecting Stan Miller Road through to Tiger Road and have traffic for residential, etc. use the Tiger Road light for access instead of the roundabout.
- Concern about the view and appearance of water treatment plan next to the highway. Some preferred not to see the water treatment plant next to Hwy 9.
- Concerns about snow storage activities occurring 24/7 and noise impacts.
- General support for open space and trails concepts.
- Suggestions to create an Airport Road/West Valley arterial that connects Airport/Coyne Valley Roads directly to Fairview roundabout through the McCain property.

A more detailed listing of open house comments and questionnaire comments is attached.

## McCain Open House Comments

11/3/15

### Open House Comments/Questions below with staff responses in parenthesis

- Will overflow parking area have lighting? (not anticipated)
- Too much lighting already at Fairview Roundabout (CDOT issue)
- Has traffic study been done for project? (not master plan but would likely be required for specific uses, such as residential)
- Why not extend Airport Road through this site? (looked at previously but determined not preferable)
- Will housing be deed restricted? (yes)
- Why not connect Stan Miller Road to Tiger Road?
- Any impacts to CMC (mainly positive with river restoration and trails, etc.)
- Is water treatment plant necessary next to Hwy 9? (for several reasons it is, in particular because it is best proximity to water mains from pumpback and to Highlands water tank)
- Will there be height restrictions? (yes two stories)
- Where would reservoir water come from (river)
- What uses in open space bubble? (trails)
- Location of future service commercial (behind highway buffer next to Tatro)
- Grading plan for the site (yes being finalized)
- What is timing on implementation? (some uses such as water treatment plant and solar garden expansion will be underway in 2016, most other uses will take some time to implement, with no definite timetable.)
- Where is access for earth moving equipment? (Coyne Valley Road)
- Will plan be posted on web site (yes in next couple days)
- Will snow storage activities be going 24/7? Concerned about noise issues (yes during certain times of winter)

### Submitted Comments (Questionnaire)

- Second solar garden seems pretty close to Hwy 9—must have good screening
- Housing will generate more traffic than the roundabout can handle—maybe moving that to the Tiger Road light would make more sense
- Don't like water treatment plant right next to highway
- Please include Silver Shekel neighborhood in discussions on this master plan
- Please slow the traffic down on Hwy 9. The noise is unbearable.
- I share concern about increased traffic especially at the roundabout which I think is dangerous
- I am concerned about the look of the water treatment plant. This is part of our gateway and needs to look good and would prefer it is more hidden.
- Continued traffic and increasing traffic with residential development needs more study

- Appreciate retaining open space and flexibility to add reservoir
- There continues to be concerns about what a water treatment plant looks like
- I like the concepts. We need to do something to clean up the area.
- Open space much needed
- Traffic backup at Coyne Valley as people enter the overflow parking areas is a concern
- Please reconsider a west valley arterial to connect the roundabout with Coyne Valley Road and Airport Road. Roundabout will need to be widened and re-engineered. Put residential closer to highway and move water treatment plant back.
- Open space looks good. Move paved path to very north edge of property to avoid so many driveway crossings at residential area. Open view corridor very important. River restoration is wonderful.
- Keep the long term future in mind. What will we need in 50 years?
- Move the bike path to the east side of Blue River.
- Connect Airport Road to the Tiger Road intersection stoplight.
- Move the water treatment plant south to solar field expansion
- Make proposed water treatment plant location service commercial/retail
- Reconfigure proposed road through water treatment plant to existing right-of-way
- Move the bike path to the east side of the Blue River
- Delete Public Works Storage from this Master Plan
- Reduce footprint of water treatment plant (3.8 acres as proposed!)