



**PLANNING COMMISSION AGENDA**

Tuesday, January 19, 2016  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00pm</b>	<b><i>Call To Order Of The January 19 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>3</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Mendez Addition (CK) PL-2015-0526; 211 North Gold Flake Terrace	<b>9</b>
<b>7:15pm</b>	<b><i>Town Council Report</i></b>	
<b>7:30pm</b>	<b><i>Final Hearings</i></b>	
	1. Grand Colorado Peak 8 East Building (MM) PL-2015-0215; 1595 Ski Hill Road	<b>23</b>
<b>8:45pm</b>	<b><i>Other Matters</i></b>	
	1. Class C Subdivisions Approved for Q4, 2015 (JP) (Memo Only)	<b>74</b>
	2. Class D Majors Approved for Q4, 2015 (JP) (Memo Only)	<b>78</b>
<b>9:00pm</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.**



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# Breckenridge South

printed 11/24/2015



Not to Scale



## PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

### ROLL CALL

Kate Christopher      Ron Schuman      Dan Schroder  
Gretchen Dudney      Christie Mathews-Leidal      Dave Pringle  
Jim Lamb and Wendy Wolfe, Town Council Liaison, were absent.

### APPROVAL OF MINUTES

Ms. Christopher: On page 12 of the packet (page 9 of the minutes), on my last comment, please take out the double negative so it reads "I think that there is not enough service commercial" instead. With no other changes, the December 1, 2015, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

Ms. Puester announced that the Grand Colorado at Peak 8 East Building, PL-2015-0215, 1595 Ski Hill Road, has been continued to the January 19<sup>th</sup>, 2016 meeting at the request of the Applicant. With no other changes, the January 5, 2016, Planning Commission Agenda was approved as presented.

Ms. Puester welcomed Ms. Christie Mathews-Leidal, who was nominated by the Town Council in December, to the Planning Commission.

### CONSENT CALENDAR:

1) Cottage 11, Cottages at Shock Hill (CK) PL-2015-0565, 82 Regent Drive

Mr. Pringle: Were there any concerns from staff with Shock Hill? (Mr. Kulick: Things are fine and it is going well, close to the end of the development.) With no requests for call up, the consent calendar was approved as presented.

### TOWN COUNCIL REPORT:

Ms. Wolfe was absent tonight, so no Town Council Report.

### FINAL HEARINGS:

1) Grand Colorado Peak 8 East Building (MM) PL-2015-0215, 1595 Ski Hill Road (*Continued at the request of the Applicant.*)

### COMBINED HEARINGS:

1) Huron Landing (CK) PL-2015-0499, 0143 Huron Road

Mr. Kulick presented a proposal to construct a 26-unit affordable workforce housing rental apartment building. All units are proposed as 2 bedroom apartments and range in size from 768 to 947 square feet. There will be 52 surface parking spaces for the project. The trash collection and recycling will be by way of a centralized dumpster enclosure. The exterior materials proposed include: cementitious vertical siding, cementitious lap siding, powder coated corrugated steel base siding, wood post, beams, rails and trim, and an asphalt shingle roof.

#### Changes since the November 3, 2015, Planning Commission Preliminary Hearing:

1. The architecture of the west elevation of the west building has been modified. The modifications include a break in the wall's plane, utilization of horizontal and vertical siding, new roof elements and additional windows.
2. All proposed grading and drainage improvements are located on-site.
3. The building height was increased from 33'-1" to 35'-4 1/4" (an increase of 2'-3 1/4").
4. Dedicated storage has been redesigned from a common storage area located in the basement of the east building to exterior storage closets that are located in the back of the stairwells adjacent to the

apartments.

Point Analysis (Section 9-1-17-3): Staff believes all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis of positive five (+5) points:

Negative points are incurred for:

- Policy 6/R, Building Height: Negative ten (-10) points as the building height is more than one half (1/2) story over the land use guidelines recommendation, but is no more than one (1) story over the land use guidelines recommendation.
- Policy 7/R, Site and Environmental Design: Negative four (-4) points for a retaining wall over 4 feet in height.
- Policy 9/R, Placement of Structures: Negative three (-3) points for not meeting the relative rear setback of 15 feet.

Positive points are awarded for:

- Policy 6/R, Building Height: Positive one (+1) point for providing an interesting roof form that steps down at the edges.
- Policy 16/R, Internal Circulation: Positive three (+3) points for installation of a recreation path adjacent to Huron Road and the sidewalk that borders the parking lot.
- Policy 20/R, Recreation Facilities: Positive three (+3) points for the Flume Trail easement from Huron Road.
- Policy 24/R, Employee Housing: Positive ten (+10) points and positive three (+3) points for meeting a Council goal.
- Policy 33/R, Energy Conservation: Positive two (+2) points for achieving a HERS score below 80.

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. Staff had the following questions for the Commission:

1. Did the Commission find the changes to the western façade of the west building meet Policy 5/A?
2. Did the Commission support awarding positive three (+3) points for the trail easement to Huron Road under Policy 20/R?

Planning Staff recommended the approval of the presented Point Analysis for Huron Landing, PL-2015-0499, 0143 Huron Road, showing a passing score of positive five (+5) points. Staff has added a new condition #11 to address the existing overhead electric line which is to be undergrounded per the Town's Overhead Utility undergrounding program.

Planning Staff recommended the approval of Huron Landing, PL-2015-0499, 0143 Huron Road, with the presented findings and conditions.

*Commissioner Questions / Comments:*

Mr. Schroder: Is the lot owner who was concerned about the Flume trail impacting her private property in the Highlands aware of what the Town did after the last meeting? (Mr. Kulick: I'm not sure, Scott has been handling this but the work was done right after the last meeting.)

Ms. Dudney: The newly installed fence along the Lower Flume Trail is very obvious.

Mr. Pringle: The trail was already established there, yes? (Mr. Kulick: Yes, it was established but we wanted to be proactive and address her concerns on the section of existing trail that is between the proposal and her property.) Anytime you have a nice public amenity like this, it is possible that it could be abused with people parking near the amenity. You want nice recreational amenities but there is always the possibility that the public makes it a nuisance. Property managers need to actively manage the parking which is a never ending task.)

Mr. Schuman: I think that it is irresponsible of the staff to put the responsibility of the parking problems on

- the property manager. (Mr. Kulick: I think the Applicant stated previously that it would be the property manager to manage the rental property.)
- Ms. Leidal: Did you want to bring up the new condition? (Mr. Kulick: There is currently an overhead utility line that runs across a portion of the site. Eventually the plan is for this to go underground. Per Policy 28A utility lines are required to go underground. Within Policy 28 there is a provision to pay a fee in lieu, so we would like to hold the money to bury the line. Staff added a condition reflecting this decision, Condition #11, with the subsequent conditions changing in number.) (Ms. Puester: Read the new Condition #11 into the record: "The Town of Breckenridge shall underground the overhead electric utility line on the property when the property has been identified for utility undergrounding as part of the Town's ongoing Overall Utility Undergrounding project.")
- Ms. Dudney: Is the money escrowed? (Ms. Puester: Yes, the Town has an account for these projects of undergrounding; part is paid through a Town utilities tax on Xcel electrical accounts and in the past, part has been paid by the Town.)
- Mr. Schroder: Is this plan for undergrounding contemplating burying the overhead utilities near the recreation center along (Airport Rd) on properties that are within the County's jurisdiction but appear to be Breckenridge? (Mr. Grosshuesch: We collect 1% tax on the utility bills; as the Town accrues enough money then the Town will undertake various projects. The plan is to do the entire town over time.) (Mr. Kulick: This is similar to the open space tax, fees in lieu. This is a little different because we want the whole Town to be done over time.)

*Applicant presentation:*

Mr. Matt Stais, Matt Stais Architects: I want to run through the comments we heard on November 3. Sidewalks and crosswalks were discussed but those are external to our property. We won't be able to extend the sidewalk to Highway 9 with this project. We will extend the rec path a little bit to the adjacent driveway to the storage units. We support extending the sidewalks, but that is a much larger proposal that is beyond the scope of this project. We also heard last time that the western building's end facade needed some work, so we reduced the scale and made it more interesting and broken up, one clean roof on the lowest level, corner window groupings, and unit decks are smaller which make the roof above the unit deck pulled back with more variation. The owner storage was another issue we've redesigned. We relocated the storage from the basement to the landings of the stairs. This helps with cost and building efficiency. We eliminated the electrical metering downstairs and moved it to the dumpster. We have added an outside bike storage area that can accommodate 2-3 bike racks. We've been trying to make this both work for the tenant and alleviates the needs for a basement. We heard a lot of comments of working with the neighbors, worked on the view from Highlands Lot 13 (vacant lot) we've tucked the buildings into the forest with the photo depicted. The existing view from Highlands Lot 14 showed the proposed building massing and is below the tree height. We showed a view from the lower flume trail, where the building massing fits in with the trees. Landscaping, we heard comments from neighbors to reveg the trail on the Kennington property. We won't be able to landscape on someone else's property, we want to put the landscaping on our property, but there are opportunities for the Kennington residents to work with the trail crew on reveg. As for the parking and the property manager having to police it, I think that is important for Ms. Laurie Best and the management, not the architect and planners to develop a parking management program for the property. As for building height, we reconfigured the floors to allow for better insulation and sound proofing. We are taking negative ten (-10) points for building height; which only happens on a couple points on the eastern building that is tucked into the hillside and is away from the road; the rest of the building is below.

*Commissioner Questions / Comments:*

- Mr. Pringle: Talk to me about the success of the project. Things that work well for long term residents, maybe there is a place you could incorporate outside barbeques rather than hibachi's on individual decks. (Mr. Stais: I have had this conversation with Red, White and Blue Fire. Nobody wants people grilling on the decks. We do have a potential space for a grill in the

community area. But this is dependent on the client.) This isn't going to be a building for guests; it is going to be place for long term residents. (Ms. Puester: We can pass your suggestion onto Ms. Best and Don for discussion.) (Mr. Stais: This leads to other questions like who will be operating it, what fuel will be used?)

Mr. Schuman: I have a property that has 2 grills that has a 30 minute timer on each grill; it would be nice to do, but it is something that the operator can take on.

Mr. Schroder: On page 40, it reflects off-site grading, on the west side and on the east side. (Ms. Puester: This is for connecting the rec path to the adjacent properties.) (Mr. Don Leinweber: There are presently two gaps in the easement, on the eastern end and the western end, need very short pieces for this easement. So there is still some off site negotiations on easements for the rec path.)

Ms. Puester: Before we start on Commissioner comment, I would like to put this on the record. Ms. Leidal has reviewed the previous staff reports and the previous meeting minutes on this project for preparation of this evening. Ms/ Leidal can you please confirm this for the record?

Ms. Leidal: I have reviewed the work session, previous staff reports and previous meeting minutes and I'm prepared to work on this issue tonight.

Ms. Christopher opened the hearing to public comment. There were no public comments and the hearing was closed.

*Commissioner Final Comments:*

Mr. Pringle: I think this project has come a long way and the applicants have been open to our comments and they have made this a better project. I applaud the changes to the storage and I'm in favor of the point analysis.

Ms. Dudney: I agree with Mr. Pringle. I think that the west elevation is an improvement; it is a great looking project. I'm in favor of the point analysis.

Ms. Leidal: I agree too and I appreciate the changes architect has made based on the public comments and the concerns of the Commissioners. I support this project and the point analysis.

Mr. Schroder: The western façade is a great change. I support positive three (+3) points for the easement and I support passing with positive five (+5) points. I also like the 2 spots for parking per unit.

Mr. Schuman: I too support the entire project. I think it could have foregone this process, but I think it is a better project because it went through it.

Ms. Christopher: I echo my other fellow Commissioners and I too appreciate the process that the Applicant, Staff, neighbors and the Town went through to make this a good project. I agree with the point analysis.

Mr. Pringle made a motion to approve the point analysis for Huron Landing, PL-2015-0499, 0143 Huron Road, showing a passing point analysis of positive five (+5) points. Mr. Schroder seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve Huron Landing, PL-2015-0499, 0143 Huron Road, with the findings and conditions presented this evening, including the new Condition # 11. Mr. Schuman seconded, and the motion was carried unanimously (6-0).

2) Fifth Amended Master Plan Delaware Flats Planning Area 3A (West Braddock) (CK) PL-2015-0543, Shores Lane

Mr. Kulick presented a proposal to amend the current Master Plan for Delaware Flats Planning Area 3 A's "Parcel A" to allow for the development of clustered single-family and duplex units with the remaining 30 SFEs of density. The current master plan has this area designated for "duplex residential". There are no other

substantive changes with this master plan amendment beyond the change of unit type. The Applicants have provided a conceptual site plan that demonstrates how 22 clustered single-family and 8 duplex homes could be accommodated on the site.

Staff welcomed any comments from the Commission. Staff recommended the Planning Commission approve the Fifth Amended Master Plan Delaware Flats Planning Area 3A (West Braddock), PL-2015-0543, Shores Lane, with the presented findings and conditions.

*Commissioner Questions / Comments:*

Ms. Dudney: In looking at the development code, I didn't have clustered single family as part of the list. 1,600 square feet is like duplex; it is in the 3A chart that I'm looking at. (Mr. Mosher: A cluster single family does not have a 5,000 square foot cap before being required to provide employee housing.) Does this project have more than 5 units per acre? If so, should there be a limitation 1,600 square feet? I'm not sure if clustered is a new definition that I can't find in the Code.

Mr. Pringle: Are we trading apples for apples? (Mr. Mosher: What is probably going to happen is that they don't build this out as is originally presented because of the minimum 20-foot setbacks between units. The cluster single-family homes will need to be spread out with the density dispersed over the site. There is no limitation that says they have to be 1,600 square feet per SFE, if your concern is "how big are they going to be"?)

Ms. Dudney: My concern is that there is going to be unlimited density for 1,600 square feet? (Mr. Mosher: I don't think the code identifies a set square footage per SFE for clustered single-family, but the mechanics will be self governing because they don't have the land mass and they are limited by the building height too. The original approval for the duplexes was less than 5 units per acre.) There might be less than 5 units per acre. This is a less intense use. (Mr. Mosher: Under Policy 5, excessive similarity or dissimilarity, the cookie cutter look will be scrutinized in the planning process as they come through individually for permits.)

Mr. Pringle: I think it is better to be upfront with what the limit is on density. I would prefer to start with a position on how much square footage you will be building on. (Mr. Mosher: If you come in again and we suddenly see a 6,000 square foot house it won't look right with the other homes in the subdivision.) I think they just have to pass point analysis.

Mr. Dudney: What if we say that it can't exceed the limitation of density?

Ms. Leidal: When they put density on this site. (Mr. Mosher: The initial plan had 60 SFE of duplexes with no limitation. To limit the density now would mean a complete re-visit to the master plan. All of the duplexes are at 4,999 or less to avoid the negative points associated under Policy 24/R for employee housing requirement. The notation of the duplex is just a footprint.) (Ms. Puester: And setbacks and building height).

Ms. Dudney: But when you say the 4,999 or less that doesn't comply with 5 units per acre? (Mr. Mosher: They don't have a limitation of 1,600 square feet right now.)

Mr. Schroder: Is this a master plan consideration or is this a decision as each property comes through? (Mr. Mosher: They want a master plan decision. We haven't been working under the 1,600 square feet as the original plan came in.) (Mr. Kulick: Need to clarify. The "Parcel A" bubble has 56 SFEs on 15 acres of land which equates to less than 5 units per acre and therefore has no size limitations. Sorry for the confusion.)

Ms. Dudney: I understand now that they had no limitation and that the entire site is 15 acres.

The applicant had no comments to add.

Ms. Christopher opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Dudney: I'm fine with this project; I like the diversity in the housing stock so that it isn't all duplexes.  
Mr. Pringle: I agree.  
Mr. Schuman: I also support it.  
Mr. Schroder: I also support it.  
Ms. Leidal: I like the mixed use and I support it.  
Ms. Christopher: I also like the mixed use and I support this project.

Mr. Schroder made a motion to approve that the point analysis showing a passing point analysis of zero (0) points. Mr. Schuman seconded, and the motion was carried unanimously (6-0).

Mr. Schroder made a motion to approve the Fifth Amended Master Plan Delaware Flats Planning Area 3A (West Braddock), PL-2015-0543, Shores Lane, with the presented findings and conditions. Mr. Schuman seconded, and the motion was carried unanimously (6-0).

**OTHER MATTERS:**

Ms. Puester: I have a couple of other matters:

- The Saving Places Conference is coming up in early February, please contact me with questions. February 3-6 in Denver and the conference code is CPI2016 and there is a code for the conference hotel. Are any of you planning on going? (Ms. Dudney, Ms. Christopher, Mr. Schuman, Ms. Leidal and Mr. Schroder indicated that they were interested in going for one day.) (Mr. Schroder asked about the expectations from Town on continuing education for Planning Commissioners.) To maintain our CLG certification they do look for information on who went to which conferences and sessions on historic preservation. They do ask us that and we do need to report it annually. We would like to get people to at least a day of these types of conferences. If you could aim to attend one every other year that would be great. You can go any one of the days for just one day if you can.
- The ski town forum is on Wednesday afternoon and we'll be presenting again, probably related to housing and the pressures of short term renting on the historic district.
- I want to introduce our new Planner II. Chapin LaChance is the new planner and he will be presenting before you shortly hopefully. Welcome Chapin.

**ADJOURNMENT:**

The meeting was adjourned at 8:17 pm.

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Kate Christopher, Chair





### Class C Single Family Development Review Check List

<b>Proposal:</b>	Build a new 4,511 square foot addition to an existing 3,803 square foot single-family residence	
<b>Project Name/PC#:</b>	Mendez Addition/Remodel and Accessory Apartment	PL-2015-0526
<b>Project Manager:</b>	Chris Kulick, AICP	
<b>PC Meeting:</b>	PL-2015-0526	
<b>Date of Report:</b>	January 14, 2016	
<b>Property Owner:</b>	Dan and Natalie Mendez	
<b>Agent:</b>	Jarrett Buxkemper, BHH Partners	
<b>Proposed Use:</b>	Addition, remodel and development of an accessory apartment to existing single family residence.	
<b>Address:</b>	211 North Gold Flake Terrace	
<b>Legal Description:</b>	Lot 17, Block 2, Weissshorn Sub No. 1	
<b>Area of Site:</b>	38,943 sq. ft.	0.89 acres
<b>Project History:</b>	<p>An addition and accessory apartment was approved for this property on December 6, 2011 but has since had the vesting expired. In the 2011 application, access to the two garages were designed to access from two separate curb cuts. Since the original approval, the Town has revised the off-street parking regulations which limits access to one curb cut. Due to this code change the applicants have revised the driveway design to a single curb cut. In order to make this previously approved design work, the applicants are proposing to pave the driveway to the property edge. The Town's Planning, Engineering and Streets Departments have reviewed this project and appreciate the applicant's efforts to be in compliance with the revised standards and are in support of the driveway design. In addition to the driveway design, the applicants changed from the previously proposed areas of metal siding to barnwood siding and added some areas of cedar shake shingles roofing. Staff is supportive of these architectural changes.</p>	
<b>Existing Site Conditions:</b>	<p>The property slopes steeply downhill at approximately 24%. The lot is moderately covered with lodgepole pine trees. There have been aspen and spruce trees added to the property as landscaping. There are 10' utility easements on each side lot line, and a 10' utility easement off the rear property line.</p>	
<b>Areas:</b>	Proposed	Existing
Lower Level:	2,674 sq. ft. (431) new	2,243 sq. ft.
Main Level:	2,963 sq. ft. (1,985) new	978 sq. ft.
Upper Level:	415 sq. ft.	
Accessory Apartment:	1,184 sq. ft.	
Garage:	1,078 sq. ft. (496) new	582 sq. ft.
Total:	8,314 sq. ft. (4,511) new	3,803 sq. ft.
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	12	Single-Family Residential
<b>Density (3A/3R):</b>	Unlimited	Proposed: 7,236 sq. ft.
<b>Mass (4R):*</b>	Allowed: 8,000 sq. ft.	Proposed: 8,314 sq. ft.
<p>*Per Policy 4A, section B. If a single-family or duplex structure contains a garage, the measurement of aboveground square footage in subsection A of this section applies only to that portion of the garage that exceeds nine hundred (900) square feet. Using this measurement, the proposed mass is 7,414 sq. ft., below the allowed 8,000 sq. ft. maximum.</p>		
<b>F.A.R.</b>	1:4.68 FAR	
<b>Bedrooms:</b>	4	
<b>Bathrooms:</b>	4.5	
<b>Height (6A/6R):*</b>	35 feet overall	
<p>*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat</p>		
<b>Lot Coverage/Open Space (21R):</b>		
Building / Non-Permeable:	7,240 sq. ft.	18.59%
Hard Surface/Non-Permeable:	1,757 sq. ft.	4.51%
Open Space / Permeable:	29,946 sq. ft.	76.90%
<b>Snowstack (13A/13R):</b>		
Required:	439 sq. ft.	25% of paved surfaces is required

<b>Outdoor Heated Space (33A/33R):</b>		
	No	
<b>Parking (18A/18R):</b>		
Required:	3 spaces	
Proposed:	6 spaces	
<b>Fireplaces (30A/30R):</b>	3 Gas	
<b>Building/Disturbance Envelope?</b>	None	
<b>Setbacks (9A/9R):</b>	Front: 14 ft. (Existing)	
	Side 13 ft. (Existing)	
	Side: 37 ft.	
	Side: 135 ft.	
	*The side yard setback shall be increased from 35' to 37' to allow for a combined side yard setback of 50' and has been added as a condition of approval.	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed addition materials are stone and wood. Since the previous approval, the design has changed to eliminate the proposed metal siding and has been replaced with barnwood. Recognizing there is wide range of architectural diversity in the Weisshorn Subdivision, staff believes that the proposed architecture is compatible with surrounding neighborhood. However, in the 2011 approval, -4 points were given under this policy when metal was a proposed siding material.	
<b>Exterior Materials:</b>	Barnwood siding "Cowboy Brown", existing stucco french vanilla, wood fascia natural stained cedar "walnut" in color, aluminum clad wood windows bronze, and Eldorado Stone with smeared grout.	
<b>Roof:</b>	New roof will be wood shake shingles to match existing and standing seam metal roof in "Bronze" with wood clad stained "walnut" to match fascia.	
<b>Garage Doors:</b>	Wood Clad	
<b>Landscaping (22A/22R):</b>		
	<b>Planting Type</b>	<b>Quantity</b>
	Colorado Spruce	14
	Aspen	10
	Potentilla	5
	Size	
	(7) 10' -12' tall and (7) 12' - 14' tall	
	3" caliper minimum, 50% multi-stem	
	5 Gallon	
	Staff has reviewed the proposed landscpaing plan against other projects that have received positive points. Previously in 2011 (+4) points were awarded for this policy. With this application 5 additional trees (2 spruce and 3 aspen) have been added to provide buffer between Gold Flake Terrace and the driveway due to the redesign. Since the additional trees are proposed within a Town Right-of-Way an encroachment license between the applicants and the Town of Breckenridge will be required prior to this issuance of a building permit. Based on the new landscaping, existing landscaping and existing tree buffer, Staff finds that positive four (+4) points remain warranted with this application.	
<b>Defensible Space (22A):</b>	Complies	
<b>Drainage (27A/27R):</b>	Positive away from structure	
<b>Driveway Slope:</b>	2 %	
	The project's vehicular access from the previous approval was reduced from two curb cuts to a single curb cut in order to be in compliance with the revised off-street parking standards. Planning, Engineering and Streets staff has reviewed the driveway's design for effective snowstacking and site buffering due to its close proximity to the property line. Staff has determined the proposed alignment is the best alternative to not create an undue hardship to the applicants for this renewal or set bad precedent for a new policy. A special finding has been included to reflect this reccomendation.	
<b>Covenants &amp; License Agreements:</b>	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 that the single family unit and the accessory apartment will be held in the same name. 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. 14. Applicant shall execute and record with the Summit County Clerk and Recorder an encroachment license running with the land, in a form acceptable to the Town Attorney, which allows for placement and maintenance of landscaping within a Town Right-of-Way.	
<b>Point Analysis (Sec. 9-1-17-3):</b>	This application has met all Absolute Policies and staff has conducted a point analysis and finds that the application warrants positive four (+4) points under Policy 22/R Landscaping, for a passing point analysis of positive four (+4) points.	
<b>Staff Action:</b>	Staff has approved the Mendez Addition,Remodel and Accessory Apartment, PL-2015-0526, located at 211 N. Gold Flake Terrace with the attached Findings and Conditions.	
<b>Additional Conditions of Approval:</b>	A finding related to the driveway design and a condition requiring the east side yard setback to be increased from 35' to 37' to allow for a combined side yard setback of 50' have been added.	

<b>Final Hearing Impact Analysis</b>				
Project:	Mendez Addition/Remodel and Accessory Apartment		<b>Points</b>	<b>+4</b>
PC#	PL-2015-0526			
Date:	1/14/2015		<b>Negative Points</b>	<b>0</b>
Staff:	Chris Kulick, AICP			
			<b>Total Allocation:</b>	<b>+4</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)		
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)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / (Historic Above Ground Density)</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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		
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	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)		No points recommended with new landscape between the right of way and driveway. An encroachment license agreement has been added as a condition of approval.
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)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		South side setback being met with movement of structure. This is a condition of approval.
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)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
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	Internal Circulation	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)	+4	The landscaping plan exceeds the requirements of Policy 22/R. (7) spruce trees 10' - 12', (7) 12' - 14'. (10) Aspen trees 3" minimum in caliper, 50% multi-stem.
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)		
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 - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
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	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		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

**Mendez Addition/ Remodel  
and Accessory Apartment  
Lot 17, Weisshorn Sub. No. 1  
211 North Gold Flake Terrace  
PL-2015-0526**

**STAFF RECOMMENDATION:** Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have 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. Planning, Engineering and Streets staff has reviewed the driveway design for effective snowstacking and site buffering due to its close proximity to the property line. The existing garage is 14' to the property line. In 2011 the applicant received approval for an addition including a second garage and second curb cut. The development permit expired May 6, 2012. Subsequently the off-street parking was revised on April 30, 2015 which limited the curb cut to one for this property. Staff from all the three departments have determined the proposed alignment is the best alternative to provide effective access and comply with a revised Town policy.
5. This approval is based on the staff report dated **January 14, 2016** 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.
6. 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 **January 26, 2016** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

### 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 eighteen (18) months from date of issuance, on June 26, 2017 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 18 months, 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. 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.
7. 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 snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. **An improvement location certificate of the height of the top of the foundation wall, top of the second-story plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. 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**

12. Applicant shall submit proof of ownership of the project site.
13. **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 legal title to the accessory apartment and single-family unit is held in the same name. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
14. **Applicant shall execute and record with the Summit County Clerk and Recorder an encroachment license running with the land, in a form acceptable to the Town Attorney, which allows for placement and maintenance of landscaping within a Town Right-of-Way. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
15. **Applicant and architect shall increase the east side yard setback from 35' to 37' to create a combined side yard setback of 50'.**
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. 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.
18. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.

19. Applicant shall identify all existing trees, which 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.
20. 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.
21. 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.
22. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
23. 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.
24. 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**

25. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
26. Applicant shall remove leaf clutter, dead branches and dead standing trees 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 the ground.
27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
29. 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. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
30. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
31. Applicant shall screen all utilities.
32. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.



33. 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.
34. 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 issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
35. 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.**
36. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
37. 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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(Initial Here)

**PLANTING LIST & NOTES**

KEY	COMMON	BOTANICAL	NO.	SIZE
<b>EXISTING TREES</b>				
○	EXISTING	VARIABLES	34	SEE SITE PLAN
<b>EXISTING TREES TO BE REMOVED</b>				
○	VARIABLES	VARIABLES	21	SEE SITE PLAN
<b>TREES</b>				
○	DOLORADO SPRUCE	PICEA PINGENS OR PICEA ENGELMANNI	14	11' TO 12' TALL
○	YARPEN	TRIFOLIUM	10	11' TO 12' TALL
<b>PERENNIALS</b>				
○	POTENTILLA	POTENTILLA FRUTICOSA	5	9 GAL.
○	ALPINE CURRANT	RIBES ALPIMUM	2	9 GAL.
○	PEKING COTONEASTER	QUERCUS ALATA	2	9 GAL.
○	PROVINE	PROVINE	1	FLAT
○	PERENNIALS	SUBSTITAL	1	FLAT

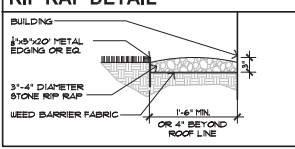
**LANDSCAPE NOTES**

- PROVIDE 2"-3" THRU CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH BUNNET CO. SHORT SEED MIX (AS APPROVED BY T.O.P.) STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
  - KEEP EXISTING TREES WHERE POSSIBLE TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREES. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
  - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
  - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
  - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW BLIDE AREAS FROM ABOVE.
  - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
  - ALL NEW LANDSCAPING IS TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
  - 50% OF NEW PLANTINGS TO BE NATIVE. 50% OF NEW PLANTINGS TO BE ADAPTED FOR HIGH ALTITUDE.
  - NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
  - SCREEN ALL UTILITY FEEDTHROUGHS WITH LANDSCAPE MATERIAL.
  - PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES, UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
  - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
  - ROOT FEED ALL NEW PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATORS AND SOLUBLE FERTILIZERS AT RECOMMENDED RATE FOR EACH TREE SPECIES.
  - PROVIDE 3" OR 4" DIAMETER MULCH AT ALL SHRUB AND TREE WELLS.
  - LANDSCAPE BOLDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOLDERS ONE-HALF OF DIAMETER.
  - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE TOWN OF BRECKENRIDGE.

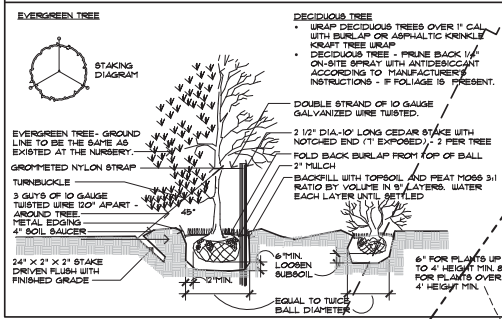
**REVEGETATION NOTES**

- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX #2 1LB/1000 SF:  
 HARD FESCUE 30%  
 CREEPING RED FESCUE 30%  
 SHEEP FESCUE 25%  
 CANADA BLUEGRASS 10%  
 CANBY BLUEGRASS 5%
- SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX #1 1LB/1000 SF:  
 BABY'S BREATH BLANKET OILIER  
 CALIFORNIA POPPY SHIRLEY POPPY  
 BLUE FLAX LUPINE MIX  
 WALLFLOWER MADON PINKS  
 PENSTEMON ROCKY MOUNTAIN  
 WILD THYME
- ROCKY MOUNTAIN BLUE COLTSBINE MIX #1 1LB/25,000 SF

**RIP RAP DETAIL**



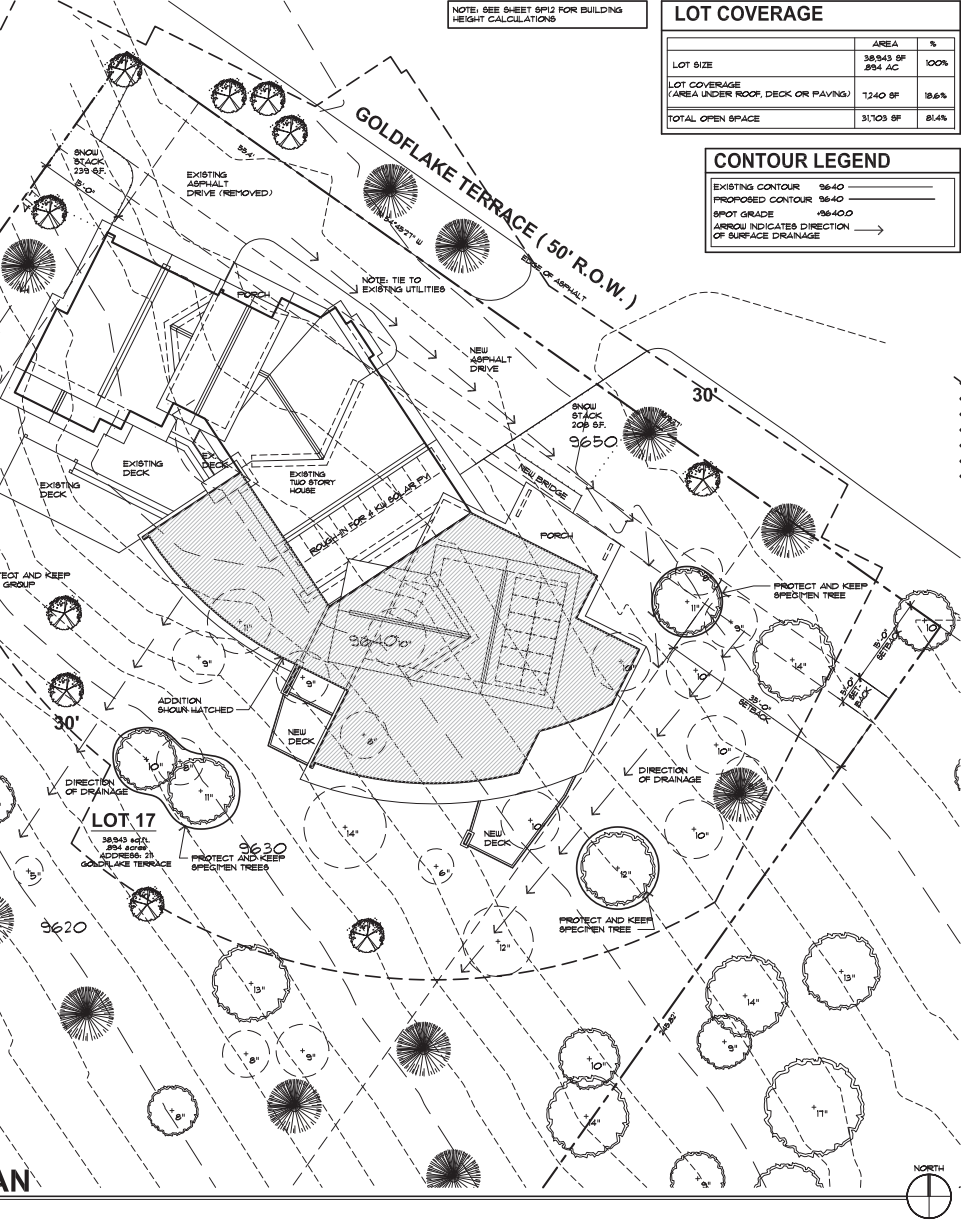
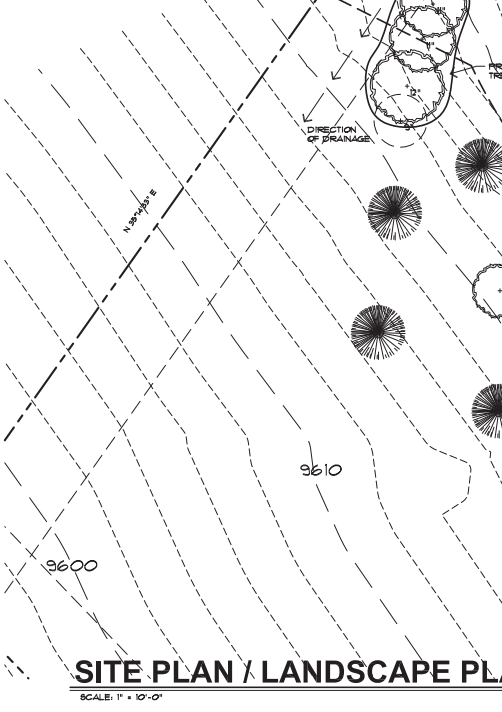
**PLANTING DETAIL**



**REQUIRED SNOWSTACK**

	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	1761 SF.	100%
REG'D SNOW STACK (25% OF HARDSCAPE)	439 SF.	25%
TOTAL SNOW STACK	441 SF.	25.4%

**LOT 18**



**SITE PLAN / LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

NOTE: SEE SHEET SP12 FOR BUILDING HEIGHT CALCULATIONS

**LOT COVERAGE**

	AREA	%
LOT SIZE	38,943 SF	100%
LOT COVERAGE (AREA UNDER ROOF, DECK OR PAVING)	13,140 SF	33.6%
TOTAL OPEN SPACE	31,703 SF	81.4%

**CONTOUR LEGEND**

EXISTING CONTOUR	9640
PROPOSED CONTOUR	9640.0
SPOT GRADE	9640.0
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

REVISIONS:

JOB NO: 133491  
 DATE: 10/30/15  
 DRAWN BY: Jovan Kasper  
 CHECKED BY: mgagan

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ISSUED FOR: TOB CLASS D

**bhh Partners**  
 100 SOUTH 10TH AVENUE, BRECKENRIDGE, CO 80424 (970) 452-6800

**MENDEZ ADDITION / REMODEL**  
 LOT 17 BLOCK 2 WISSHOHN SUB. NO. 1, 211 GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO

© 2015  
 SHEET NUMBER:  
**SP1.1**  
 OF:

### DEFENSIBLE SPACE

Defensible space is the natural or landscaped area around a building or other structure that has been modified to reduce the spread of fire from an approaching wildland fire, or to reduce a structure fire from moving into the surrounding vegetation. Creating Defensible Space does not usually require the removal of all trees or other vegetation. Standards for defensible space, the following standards shall govern the creation of a defensible space plan.

- A. The property shall be divided into three zones. Zone One shall be measured 30 feet from the eave of a building or structure including attached structures or protrusions, such as a deck on the property. Zone Two is an extension of Zone One. Zone Two shall be measured to a distance of 100 feet from the eave of the building or structure, including any attached structures or protrusions, such as a deck on the property. Zone Three shall extend from Zone Two to the property boundary.
- B. In formulating a defensible space mitigation plan the AHJ shall consider both the horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush, as well as the vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grassweeds.
- C. In determining the action that must be taken by a landowner to establish required defensible space under this chapter each property shall be reviewed individually, and the location and other physical characteristics of the property shall be considered. Properties with greater fire hazards will require greater buffers between fuels, without limiting the generality of the preceding provisions, when establishing the requirements for the creation of a defensible space plan, the AHJ shall consider the property's proximity to a roadway, parking lot, and other similar areas that create fire hazards. Similarly, large tracts of open space and National Forest System land that may require larger buffers shall be considered.
- D. The following specific standards apply to the creation of defensible space within Zone One.
  1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
  2. Trees remaining within the defensible space shall have branches limited to a height of 10 feet, but notwithstanding said height requirement, branches need not be limited to more than 1/3 of tree height.
  3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
  4. Irrigated trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and well spaced to reduce the risk of a fire spreading to other vegetation or structures.
  5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
  6. All vegetation and combustible material shall be removed from under all eaves and decks.
  7. All grasses and ground cover shall be kept less than 6 inches in height.
  8. Leaf and needle litter and combustible ground debris shall be removed. Mulch within landscape beds that are irrigated may be maintained at a maximum depth of 3 inches.
  9. Additional fire-wise landscaping material is encouraged to be planted with County approval.
- E. The following specific standards apply to the creation of defensible space within Zone Two.
  1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
  2. Trees remaining within the defensible space shall have branches limited to a height of 10 feet, but notwithstanding said height requirement, branches need not be limited to more than 1/3 of tree height.
  3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
  4. Irrigated trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
  5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
  6. Trees shall be trimmed to open up crown spacing to a minimum of ten feet between the widest portions of individual crowns of the trees.
  7. Groups of trees may be retained as long as a minimum of ten feet between the edges of the widest portions of crowns of each grouping are maintained.
  8. Additional fire-wise landscaping material is encouraged to be planted with County approval.
- F. Zone three is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundary.

### BUILDING HEIGHT

ARCHITECTURAL 100'-0" FOR PROJECT 196-4120 US6.6  
ALLOWED BUILDING HEIGHT = 36'00"  
PROPOSED BUILDING HEIGHT = 34'78"

RIDGE POINT	RIDGE ELEV	NAT. GRADE ELEV	FN. GRADE ELEV	MEASURED FROM	CALCULATION	HEIGHT
A	9674.98'	9641.00'	9640.00'	FN. ELEV	9674.98' - 9640.00'	34.78'
B	9674.98'	9649.00'	9640.00'	FN. ELEV	9674.98' - 9640.00'	34.78'
C	9673.80'	9641.00'	9640.00'	FN. ELEV	9673.80' - 9640.00'	33.80'
D	9670.63'	9641.00'	9641.00'	NAT. ELEV	9670.63' - 9641.00'	29.63'
E	9670.63'	9649.75'	9641.00'	FN. ELEV	9670.63' - 9641.00'	29.63'
F	9668.18'	9634.00'	9634.00'	NAT. ELEV	9668.18' - 9634.00'	34.18'

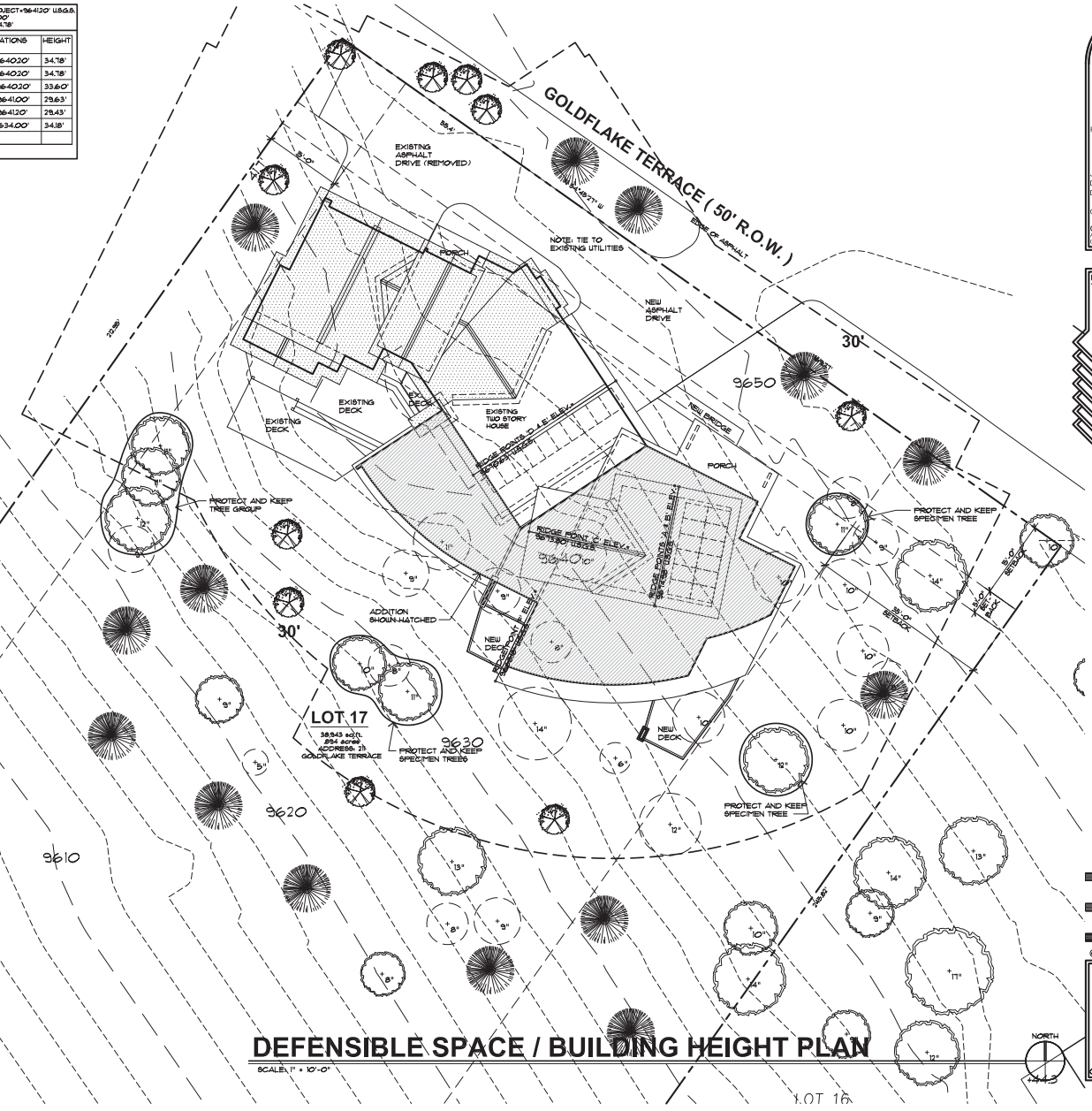
NOTE: SEE SHEET SP12 AND A14 FOR RIDGE POINT ELEVATIONS

LOT 18

LOT 17  
38943 sq ft  
254 acres  
ADDRESS: 21  
GOLDFLAKE TERRACE

### DEFENSIBLE SPACE / BUILDING HEIGHT PLAN

SCALE: 1" = 10'-0"



REVISIONS:  
JOB NO: 193493  
DATE: 10/30/18  
DRAWN BY: Jovakampar  
CHECKED BY: M HOGAN

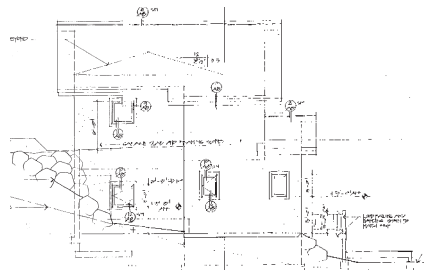
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ISSUED FOR: TOB CLASS D

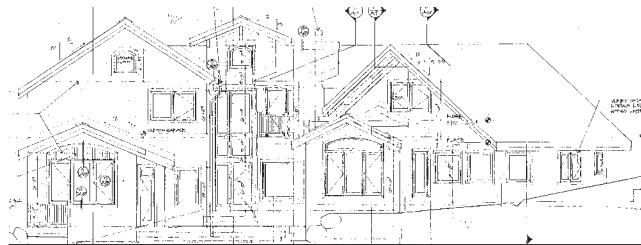
bhh Partners  
100 SOUTH WYOMING AVENUE, BRECKENRIDGE, CO 80424 (970) 452-6800  
**MENDEZ ADDITION / REMODEL**  
LOT 17 BLOCK 2 WEBBSHORN SUB. NO. 1, 211 GOLDFLAKE TERRACE, BRECKENRIDGE, COLORADO

© 2018  
SHEET NUMBER:

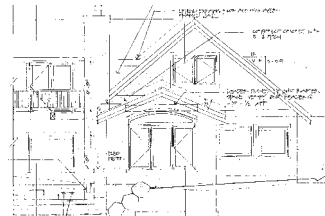
SP1.2



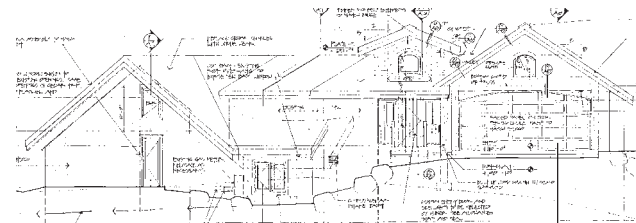
**EXISTING NORTHWEST ELEVATION**



**EXISTING SOUTHWEST ELEVATION**



**EXISTING WEST ELEVATION**



**EXISTING NORTHEAST ELEVATION**

**EXISTING CONDITIONS ELEVATIONS**

SCALE: 1/8"=1'-0"

REVISIONS:

JOB NO: 133451  
 DATE: 10/30/16  
 DRAWN BY: Jovakemper  
 CHECKED BY: mgogan

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ISSUED FOR:  
 TOB CLASS D

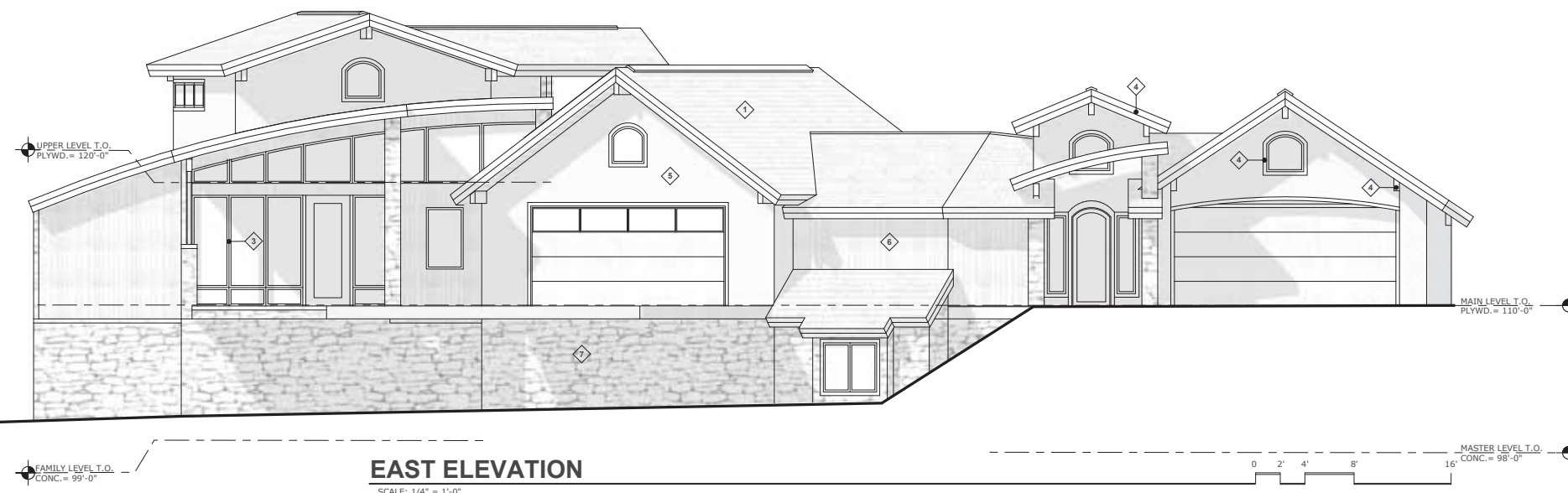
bhh Partners  
 100 S.W. 31st St., Suite 200, Aurora, CO 80015 (303) 514-0000

**MENDEZ ADDITION / REMODEL**  
 LOT 17, BLOCK 2 WEISSHORN SUB. NO. 1, 121 GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO

© 2010  
 SHEET NUMBER:

**A2.0**

OF:



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

COLOR LEGEND		
1	SHINGLE ROOFING	WOOD SHAKE SHINGLE NATURAL TONE CEDAR
2	METAL ROOFING	BERRIDGE 'BRONZE'
3	WINDOW CLADDING & EXPOSED METAL	JELD-WEN 'BRONZE'
4	WOOD FASCIAS, TIMBERS & TRIM	OLIMPIC SEMI-TRANSPARENT STAIN 'WALNUT'
5	STUCCO	STO 'FRENCH VANILLA'
6	BARN WOOD SIDING	TETON WEST WINDSWEPT - 'COWBOY BROWN'
7	STONE VENEER	ELDORADO STONE 'HILL STONE' W/ HEAVY SMEAR GROUT

NOTE: MATERIAL KEYS ARE TYPICAL



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO. 19345.1  
DATE: 10/30/15  
DRAWN BY: juukemper  
CHECKED BY: m hogan

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ISSUED FOR CLASS D: 10/30/15

MASTER LEVEL T.O. CONC. = 98'-0"

**bhh Partners**  
P.O. BOX 531, WRESTLING, COLORADO 80464 (970) 455-8989

**MENDEZ ADDITION/REMODEL**  
211 GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO

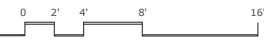
**A-2.1**  
BUILDING ELEVATIONS

OF:



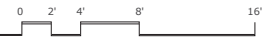
**WEST ELEVATION**

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



**SOUTH ELEVATION**

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



REVISIONS:

JOB NO. 19345.1  
 DATE: 10/30/15  
 DRAWN BY: juukemper  
 CHECKED BY: m hogan

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ISSUED FOR CLASS D: 10/30/15

**bhh Partners**  
 P.O. BOX 531, WRESTON, ILLINOIS  
 BRECKENRIDGE, CO 80424 (970) 455-8900  
**MENDEZ ADDITION/REMODEL**  
 211 GOLD FLAME TERRACE, BRECKENRIDGE, COLORADO

**A-2.2**  
 BUILDING  
 ELEVATIONS  
 OF:

## 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 may be combined into 2 and 4 bedroom lock-offs) interval ownership resort condominium at the base of Peak 8 ski area with associated amenities, surface 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 existing Stables Parking Lot to the north. Reconstruction of the portion of Ski Hill Road right of way fronting this development and the Grand Colorado at Peak 8 (currently under construction) is also proposed with this application. This permit would approve the architecture for the Stables Parking Lot and the retaining wall associated with the reconstruction of Ski Hill Road. A separate permit that includes preventive management area (PMA) variances for these improvements will be reviewed separately.
- The Town Council approved a Development Agreement for this proposal on July 14, 2015. The 6th Amendment to the Amended Peak 7 & 8 Master Plan was approved by Town Council on January 12, 2016. Separate permits will be processed to create a resubdivision for this property and to review any extensions or updates to the existing Sprung Structures.
- Date:** January 14, 2016 (For meeting of January 19, 2016)
- 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, 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 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



<b>Mass:</b>	<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
Common Area	20,781 SF
<b>Total:</b>	<b>117,488 SF (9,237 SF under)</b>

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

<b>Parking:</b>	Required on-site:	
	<i>Per Development Agreement and Parking Study and Master Plan - 0.85 spaces per 1-Bedroom or lock-off - All located beneath building</i>	
	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 parking (Subject to provisions of the Sixth Amendment to the Amended Peak 7 & 8 Master Plan):

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

(With the 68 existing Stables Parking Lot spaces a total of 155 spaces will be available for winter recreational visitors)

**Snow stack:** All general public areas snow melted. Over 1,500 square feet of private area snow melted (Negative 3 points)

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

**Employee Housing:** Proposed 3,500 SF or 4.7% of residential density (0 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").
12. A Condition of Approval requiring a striped lighted pedestrian crosswalk at the Stables Parking Lot across Ski Hill Road has been added.
13. Timing for the removal of the temporary structures at the base area has been added as a Condition of Approval.
14. There is 3,500 square feet of deed restricted employee housing proposed within the Upper Blue Basin.

*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 which is the subject of this report, 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 Sixth Amendment to the Amended Peak 7 & 8 Master Plan which reflects 16 of the allowed 18 residential 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 materials are proposed (with the appearance of natural wood) above 30 feet.

The 6th Amendment of the Amended Peak 7&8 Master Plan allows the expanded use of natural stone on buildings at the Base of Peak 7&8 including 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.) Staff has no concerns.

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 included 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 coming trudefindition          "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 with vertical concrete form-liner (see example above) and color to match. The retaining wall along the north side of Ski Hill road will also be finished to match the existing retaining walls in the area 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:*

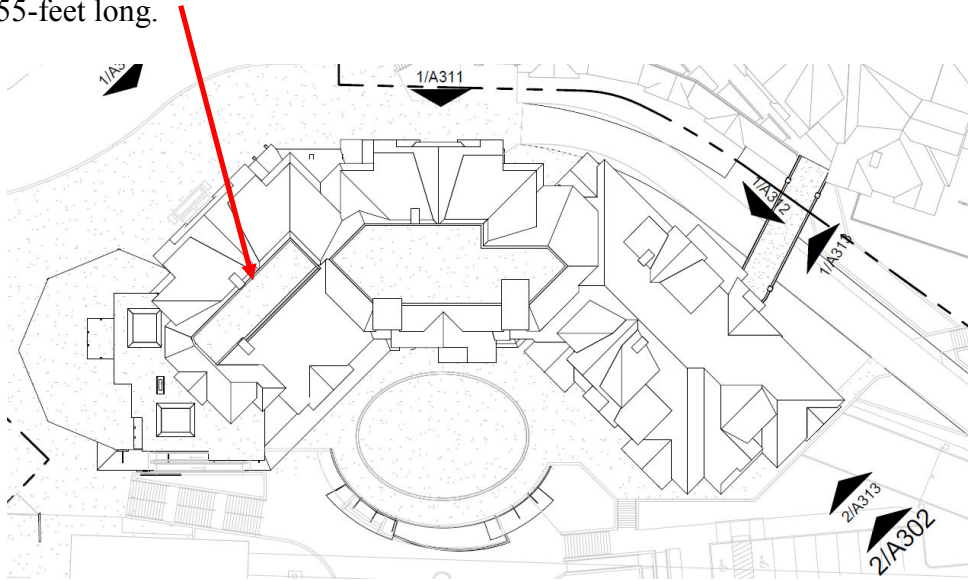
-10 points, Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.

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. Also, ridgelines longer than 50-feet are discouraged. Though not a ridgeline, there is one portion of the equipment screening parapet that is about 55-feet long.



The purpose of this parapet is to screen the multiple roof penetrations and the rooftop equipment from views below. There is a chimney and gable dormer intersecting the edges of the parapet to visually break up the length. Staff is supportive of the screening the parapet provides and believes the chimney and gable break up the 55-foot length to not award negative points for its length. Does the Commission concur?

At the last hearing, we did not hear strong support for awarding the positive one (+1) point for the building forms stepping down at the edges. The revised drawings now 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 added upper level parking 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 will be working closely with the Town’s Engineering Department and Community Development on the specific details and impacts to the PMA with a separate Development Permit application to be reviewed by Planning Commission. 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 and the location of the Ski Hill Road right of way is existing. Additionally, the steepness of the slope off of Ski Hill Road requires a taller retaining wall to minimize the disturbance and to keep all the permanent improvements outside of the PMA. We are not suggesting any negative points as a result.

For this wall and the improvements of the Stables Parking Lot, the applicant shall submit and obtain approval of separate Class B Development Permits including a variance for any work that will have impacts to Cucumber Gulch within the 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 plan to abandon the property line that currently falls between the West Building and East Building. 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. Negative points are shown on the Point Analysis under Policy 33 (Relative) Energy Conservation and 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. 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 to address 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 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.

Despite the roadway being well signed/posted, Staff has heard concerns from the public regarding habitual illegal parking, loading and stopping along Ski Hill Road near the loading area and the existing sprung structure. Review of the pending signage permit will pay special attention to how the signage and enforcement will be proposed in this area.

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

The gated 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 hopefully alleviating potential conflicts.

A gated 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.

Staff has added a Condition of Approval that, prior to issuance of the building permit, detailed drawings showing a striped pedestrian crossing, lighted “push-button” crossing indicator, and a crosswalk light standard shall be reviewed and approved by the Town’s Engineering Department.

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 detailed 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) instead of 1 per unit are required 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 for the building, including the commercial parking, is being provided underground, similar to the other recently approved developments:

*Breckenridge Mountain Lodge Redevelopment, PC#2014034 - 18/R Parking-Public View/Usage +2 - There are about 25 parking spaces that are not being blocked by the building or inside the building. About 78% of all the parking being provided will be screened from public view.*

*Breckenridge Grand Vacations Lodge at Peak 8 PC#2012075 - 18/R Parking-Public View/Usage +4 - 100% of the parking, including the commercial parking, is being provided underground.*

The applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site public 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 and all of the required parking screened from view. Does the Commission concur?

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 an update to the 2002 Traffic Impact Assessment for the Peak 7&8 Planned Development addressing the changes in traffic volumes associated with change in the number of lodging units and parking proposed with this application. The updated Peak 7&8 Development Traffic Impact Update dated October 5, 2015 has been reviewed and findings of the report are supported by the Town Engineering Department. The report concludes that the proposed changes will not impact the capacity of Ski Hill Road and the intersections will operate at Level of Service D or better as modeled in the 2002 assessment. Staff has no concerns.

**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 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> <i>Rosa woodsii</i> <i>Potentilla fruticosa</i> TBD		Red Osier dogwood Wood's rose Shrubby cinquefoil 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 West Building 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 East Building fronts Cucumber Gulch open space 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 proposing to provide 3,500 square feet of employee housing located in the Upper Blue River Basin. This represents 4.7% of residential and commercial density. (Note: 18,032 square feet of amenity space was not included in this calculation as it is exempt from density and mass numbers per the Master Plan). A condition of approval has been added to require provision of the employee housing prior to issuance of CO. As a result, no negative points are being awarded.

**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 6 times the required amount. (A mass bonus of 600% is allowed with the current 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 original Amended Peak 7&8 Master Plan approval, the applicants will be re-grading Ski Hill Road to average the slope of the road between the One Ski Hill Place and near the Stable parking lot. At the highest 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 series of lower walls 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 Class B Development permit with a variance request 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 of the parking structure..

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.

The proposed upper level parking deck to the Stables Parking Lot may have impacts on 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 the structure and related 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. The parking structure would be contingent on any required approval. Staff has no concerns.

**9-1-19-33R: Policy 33 (Relative) Energy Conservation:**

*C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy: (emphasis added)*

<u>Point Range</u>	<u>Design Feature</u>
1x(-3/0)	Heated driveway, sidewalk, plaza, etc.
1x(-1/0)	Outdoor commercial or common space residential gas fireplace (per gas fireplace)

Staff has determined that the majority of the snow melted areas for the development are for the general public. However, the entry drive (1,290 square feet behind the gate to the garage) and the upper level exterior amenity decks on the building (4,122 SF square feet) are not for the general public and shall be subject to a point assignment. Based on past precedent, Staff had awarded negative one (-1) point for snow melted areas that are less than 1,000 square feet, negative two (-2) points for areas between 1,000 square feet and 1,500 square feet, and negative three (-3) points for areas greater than 1,500 square feet. With a total of **5,412** square feet of private snow melted area we have assigned negative three (-3) points on the attached Point analysis. We are also 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%. This has been reflected on the Point Analysis and in the Findings and Conditions. Staff has reviewed this with the building Official and has no concerns.

**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.

Past Precedent:

- Recreation Center Turf Field (PC# 2014043) Positive three (+3) points awarded for providing a turf surface for a longer field sport season.
- Skateboard Park (PC#2014037) Positive three (+3) points awarded for Town skateboard park renovation and expansion.
- North Main Street Park (PC#2014031) Positive three (+3) points awarded for creation of new park.
- Breckenridge Nordic Center Lodge (PC#2011050) Positive three (+3) points awarded for new lodge.
- Breckenridge Indoor Ice Rink (PC#1999049) Positive six (+6) points awarded for new public indoor ice rink amenity.
- Town whitewater park (PC#2001010) Positive six (+6) points awarded for new whitewater park amenity.

The applicants have provided the following:

- The rink will be open to the public and guests 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.

The skating amenity is being offered to the public for \$5.00. This does not include additional costs for 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. 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 when the gondola platform is reconstructed. 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. The removal of northern portion of Sprung Structure #1, Kids Castle Building and Sprung Structure #2 will be concurrent with the occupancy of the Ski Resort's indoor facilities (Ski School, Offices, Child Care) Retail, around 2020. Please see the attached project schedule dated January 13, 2016 from Matthew Stais Architects.

**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 33/R, Energy Conservation (-3) for heating 5,412 square feet of private outdoor drives and decks.
- Policy 33/R, Energy Conservation (-3) Three exterior gas fireplaces pits.
- Total (-16)

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 twelve (+12) 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. Also, no negative points for the 55-foot long parapet that screens the utilities. Does the Commission agree with the positive two (+2) points?
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. The applicants are seeking positive six (+6) points for the Skate Rink. 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 twelve (+12) points.

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



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Grand Colorado 8 East  
Mechanical System Recommendations  
Breckenridge, CO  
November 5, 2015

### ***General***

The building consists of 185,000 square feet on eight levels. The building has two levels parking garage. The building also includes restaurant spaces, units, aquatics, and office spaces for the ski resort. The majority of the square footage is the rooms/units in the space. The intent of this report are to compare first costs, energy costs and installation differences of three systems capable of providing cooling and heating to the new building.

### ***Mechanical Systems***

The new building was put into the energy modeling program Trane Trace 700. The purpose of this model is to compare different systems for this type of building with regard to energy use and first cost.

### ***Energy Analysis***

An energy and life-cycle cost analysis was performed on the building to consider the following systems:

1. The baseline ASHRAE 90.1 system for energy comparison. This comparison will be necessary when applying for Green Globes.
2. Water source heat pumps, also known as boiler/tower heat pumps.
3. Four pipe fan coils with a chiller and boiler system.
4. Variable Refrigerant Flow, VRF heat pumps.

The energy analysis used a program called TRACE 700 to perform hour-by-hour energy analysis of the building using the building and system parameters and Breckenridge weather data.

The cost data for the installation of systems was obtained with the help of Commercial Design and Engineering.

In all of the below, there are some consistencies that are modeled in the program, but do not change from system to system. The only thing that may change with regard to the below would be the efficiency of the equipment in question. The parking garage areas will be ventilated and will be heating only. The snowmelt will be served from a gas fired boiler system. The domestic hot water will be provided by a gas fired boiler system. The pool heating will be provided by a gas fired boiler system and heat exchangers. The pool will also utilize a pool dehumidification unit to provide air flow to and from the spaces.



### Base Case

The 'base' case is the minimum system that meets the 2012 International Energy Conservation Code and ASHRAE 90.1, 2010.

This system is used to compare energy savings over the minimum required system in the energy code and ASHRAE documents. Green Globes is Dependent on the energy savings we can show in the energy model. This system consists of packaged DX rooftop equipment and through the wall PTAC units for the rooms. Since this system is not being considered for installation, I will not spend any time on explaining how this would be implemented. It is a fairly inefficient system and does not fit the character of the project. In no way is the baseline system being considered for a solution in the construction of this project. This would not fit the building parameters and/or the atmosphere the owner wishes to portray for the building and the surrounding area.

### Water Source Heat Pumps

Water Source Heat Pump system utilizes a single set of water pipes to carry heat to and carry heat from spaces depending on the need for heating and/or cooling. The terminal units in the spaces are individual heat pumps. These heat pumps are fan coil style with a fan, compressors and a coil used for heating and cooling. Each space that needs a different temperature will have a fan coil style heat pump. Air will be ducted from these heat pumps to the spaces they serve.

### Four Pipe Fan Coil Units

This system utilizes two heating water pipes and two chilled water pipes to carry heat and cooling throughout the building. The heating in this system is from a boiler system and the cooling would be from a water cooled or an air cooled chiller. The terminal units in the spaces are individual fan coils per space for zone temperature control. These fan coils consist of a small supply fan to carry air through ductwork to the spaces and a pair of coils, one for heating and one for cooling.

### Variable Refrigerant Flow, VRF

This system utilizes outdoor condensing units to route refrigerant to branch selector boxes and individualized fan coils in each space for zone control. The terminal units in each space are individual heat pumps with a fan, compressor and a coil to provide the heating and cooling. Air will be ducted from the heat pumps to the spaces they serve.

### Recommendations

1. The Baseline System is the least cost with regard to first cost and a life cycle cost. This system is being discarded as an option for installation as it does not meet the character of the resort.
2. Water source heat pumps. According to cost information obtained by CDE, (approximately \$4,200,000 total mechanical) this system is the lowest installation cost. The cost savings comes from only installing two water pipes in the building instead of four. The equipment in the individual spaces have compressors in addition to fans and filters that will need to be maintained. The central plant in this option will be smaller, but will have boiler capacity necessary to keep the building warm and a 250 ton cooling tower installed in the building or on the building. The energy cost for this system is lower than four pipe fan coils and larger than VRF.
3. Four pipe fan coils. According to costs estimated by CDE, (approximately \$4,400,000 total mechanical) this system is the middle system in cost. There are two heating water pipes and two

chilled water pipes in this system. The chiller can either be water cooled or air cooled. With a water cooled system you would need a cooling tower, with an air cooled you would need roof space to install this chiller. The individual spaces would have fan coils, they would need maintenance of the fans and filters, but not compressors. This is an advantage of this system when it comes to the maintenance side. The energy used by this system is more than the other two options but is comparable to the water source heat pump system. The first cost difference is very close when taking the overall project in mind (5-7% higher). However, without the final designs, the true cost of the install of the system can't be estimated that closely.

4. Variable Refrigerant Flow, VRF. This system is the most expensive first cost system, approximately \$5,200,000. This system is the most efficient of the three suggested with regard to energy usage. The drawback to this system is that there are compressors in each individual space. There would also need to be a location (roof) for 18 large condensing units. These are very quiet units, but it would take up quite a bit of space on the roof and I am not sure this is in the design. The last drawback of the system is that it is not proven in heating at this altitude and at these cold temperatures. The condensing units would need to run during the winter to provide the heating in the space. At -4 degrees F, this system needs to be de-rated to approximately 70% of full capacity. At -18 degrees, it shuts down completely and will not operate. I know this does not occur very often, but it is a possibility. This system is most efficient when it is being used for more cooling than is necessary at our altitude and temperature ranges.

The recommendation of a system from Bighorn Consulting Engineers is the water source heat pump system. The reasons are as follows: 1) The first costs of this system and the four pipe fan coils are very comparable; 2) the energy usage for the water source heat pump and four pipe are very similar over the entire year; 3) the water source heat pump system is the system installed in the Grand Colorado building and those systems would match for maintenance and operational purposes.

**This system saves approximately 45% Energy over the baseline system from the 2012 International Energy Conservation Code.**

Attached to this document is a comparison of energy costs for each of the systems discussed above.

Please do not hesitate to call with any questions and/or comments on the above information.

Sincerely,

M. Blaine Buck, P.E.  
Vice President

**matthew stais architects**

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**memorandum**

**to: mike mosher  
breckenridge community development staff**

from: matt stais

date: 13 january 2016

**project: grand colorado on peak 8: east building**

re: revisions to project schedule

Schedule for the buildout of the project has changed since the last planning hearing due to the sudden passing of BGV developer Rob Millisor in October 2015. BGV is still in the process of recalibrating their business model and operations to adjust to this new reality.

The company is still committed to the successful completion of the Grand Colorado resort and the BSR Peak 8 base area, including Ski Hill Road reconstruction, but a longer time window will be required. Current phasing includes the following dates:

- Ski Hill Road reconstruction (incl utilities): spring/summer/fall 2016 (precast scope: 2017)
- Removal of BSR Ullr Building, shoring, mass excavation at East site: spring/summer/fall 2017
- Stables Lot Parking Deck: spring/summer/fall 2017
- East Building foundations and steel superstructure: 2018-2020
- Reconstruct gondola platform for East Building svc area, relocate BSR utilities: spring 2020
- Removal of southern portion of BSR Sprung Structure #1: concurrent with reconstruction of gondola platform
- Completion of BSR indoor facilities and skier plaza: fall 2020
- Removal of northern portion of BSR Sprung Structure #1, BSR Kids Castle Building and Sprung Structure #2: concurrent with occupancy of BSR indoor facilities
- Completion of BGV 'phase 4' units: fall 2021
- Completion of BGV 'phase 5' units: fall 2022
- Completion of Skating Rink, BSR parking and remaining construction: spring 2023

Our BGV project team looks forward to continued cooperation with Town planning commission and staff as well as VRDC and BSR staff to successfully execute this project.

<b>Final Hearing Impact Analysis</b>				
Project:	Grand Colorado at Peak 8 – East Building	<b>Positive Points</b>	<b>+28</b>	
PC#:	PL-2015-0215			
Date:	11/6/2015	<b>Negative Points</b>	<b>- 16</b>	
Staff:	Michael Mosher, Planner III			
		<b>Total Allocation:</b>	<b>+12</b>	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
<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 top 7 pm everyday of eh BSR ski season (no summer operation).</li> <li>• Skates will be rented for minimal charge.</li> <li>• Parking is not included for this use. o 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 Aspen 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)	0	3,500 SF or 4.7% of residential density is 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 guest vehicular access area and all of the upper level decks are proposed to be snow-melted for a total of 5,412 square feet of melted area. 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	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 **January 13, 2016** 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 **January 19, 2016** 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 **January 26, 2019**, 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. The schedule for removal of the existing temporary (Sprung/Kids Castle) will follow the memo supplied to the Town as part of this application by Matthew Stais Architects dated January 13, 2016.
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. Applicant shall submit proof of ownership of the project site.
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
16. 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.
17. The applicant shall submit to the Town Engineer Final construction plans a signed, lighted and signaled crosswalk from the upper level of the Stables Parking Lot across to the south corner of Ski Watch Drive and Ski Hill Road.
18. The applicant shall obtain Final plan approval of the proposed sanitary sewer system from the Upper Blue Sanitation District prior to any construction.
19. The applicant shall obtain Final plan approval of the proposed domestic water system from the Town of Breckenridge Water Division prior to any construction.
20. 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.
21. 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.
22. 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.
23. 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.
24. The Subdivision Application that passes 9-1-19-9A: Policy 9 (Absolute) Placement of Structures and 9-1-19-9R: Policy 9 (Relative) Placement of Structures 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.
25. 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.
26. 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.

27. 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.
28. 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.
29. Applicant shall provide copies of all required Federal and State permits to the Town. Such permits may include, but are not limited to, USACE wetlands permits, FEMA amendments and revisions, CDOT access permits, and CDHPE Storm Water Management Plans and dewatering permits.
30. 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.
31. 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.

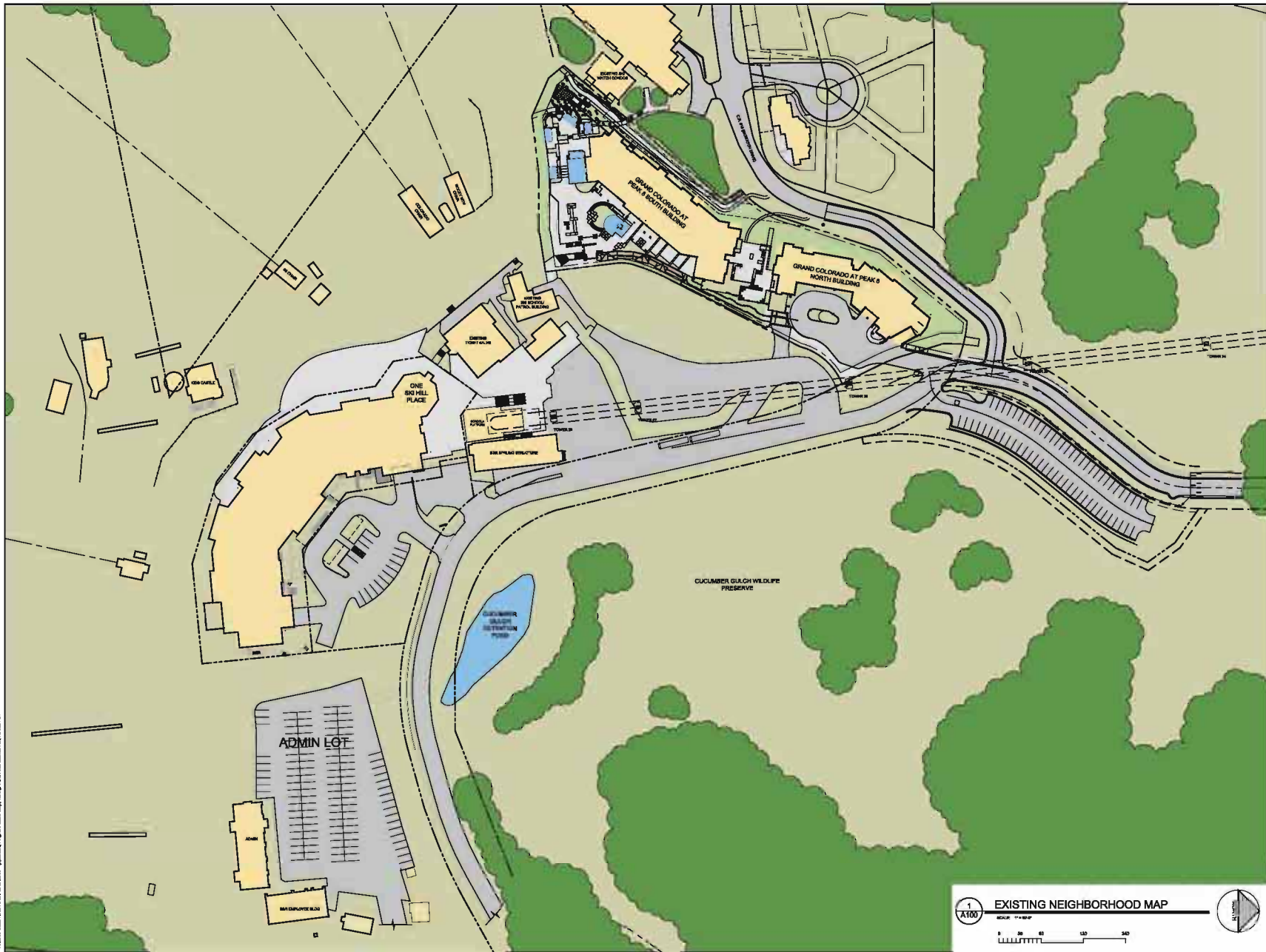
#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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 that the "Guest Shuttle" transit system as proposed remains in operation in perpetuity.
33. 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.
34. A covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring that the snowmelt system and landscaping indicated on the plans be maintained in perpetuity, shall be executed and recorded with the Summit County, Colorado Clerk & Recorder by Applicant and any other owners of property on which such snow melt system and landscaping is installed.
35. A covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring that the approved public ice rink indicated on the plans be maintained in perpetuity shall be executed and recorded with the Summit County, Colorado Clerk & Recorder by Applicant and any other owners of property on which such public ice rink is installed.
36. Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for 3,500 square feet of employee housing within the Upper Blue Basin to receive zero (0) points under Development Code Policy 24 (Relative) Social Community.
37. 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.

38. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
39. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
40. 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.
41. Applicant shall screen all utilities.
42. 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.
43. 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.
44. 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.**
45. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
46. 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.***

---

(Initial Here)



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 100 North Ridgeway  
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 970 455 0444

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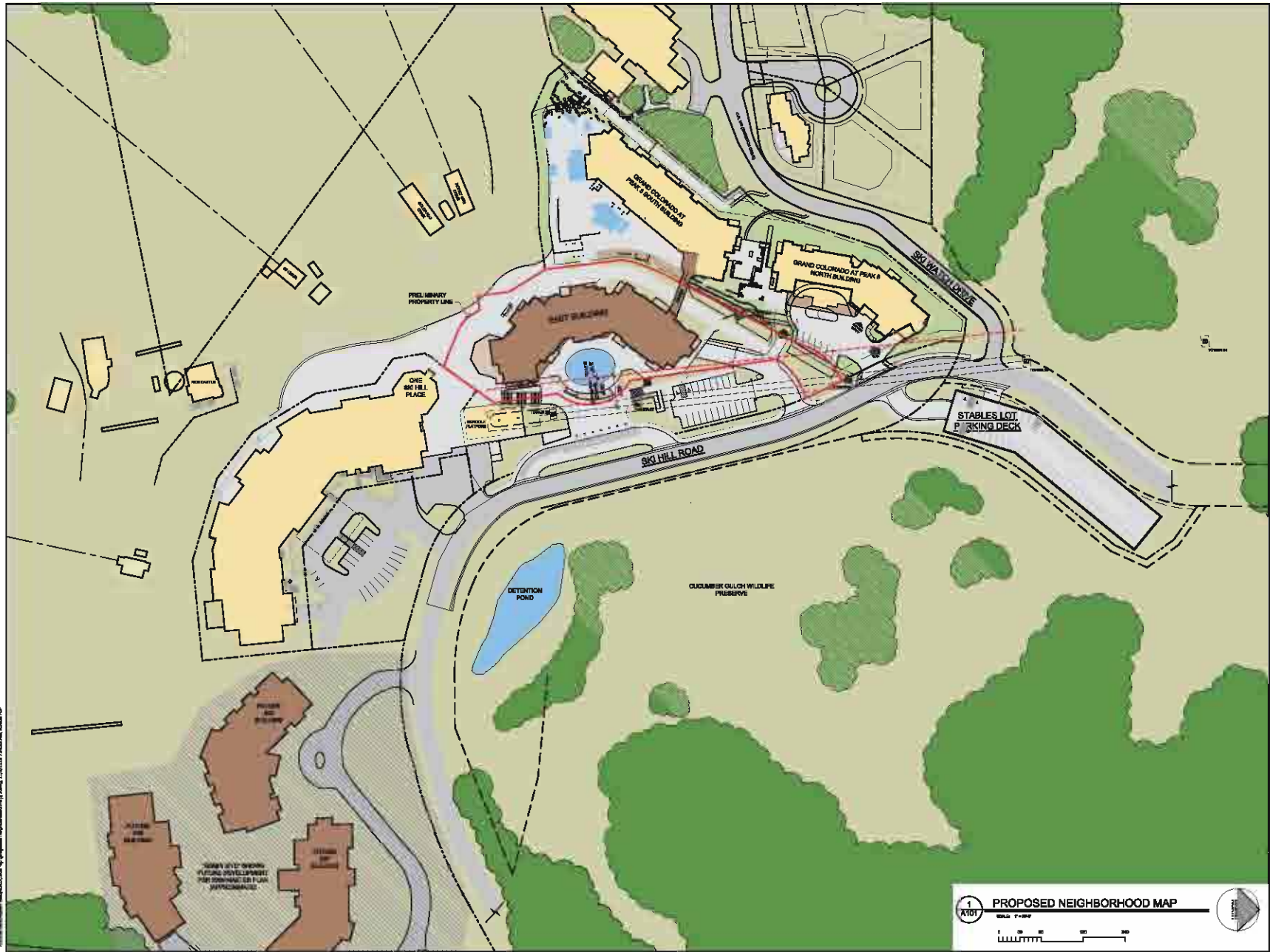
grand colorado  
 on peak 8  
 east building  
 breckenridge, colorado  
 PROJECT # 1506

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ISSUE:

TOB planning	12 Jan 2015
TOB planning	17 Aug 2015
TOB planning	1 Sept 2015
TOB planning	12 Oct 2015
TOB planning	8 Nov 2015

EXISTING  
 NEIGHBORHOOD MAP  
  
**A100**



Project: 1906 - Grand Colorado at Peak II East Building  
 Date: 12/15/2015 10:00 AM  
 Author: M. Stairs  
 Title: Architect  
 Scale: 1" = 100'  
 Drawing: A101 - Proposed Neighborhood Map



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grand colorado  
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 east building  
 breckenridge, colorado  
 PROJECT # 1906

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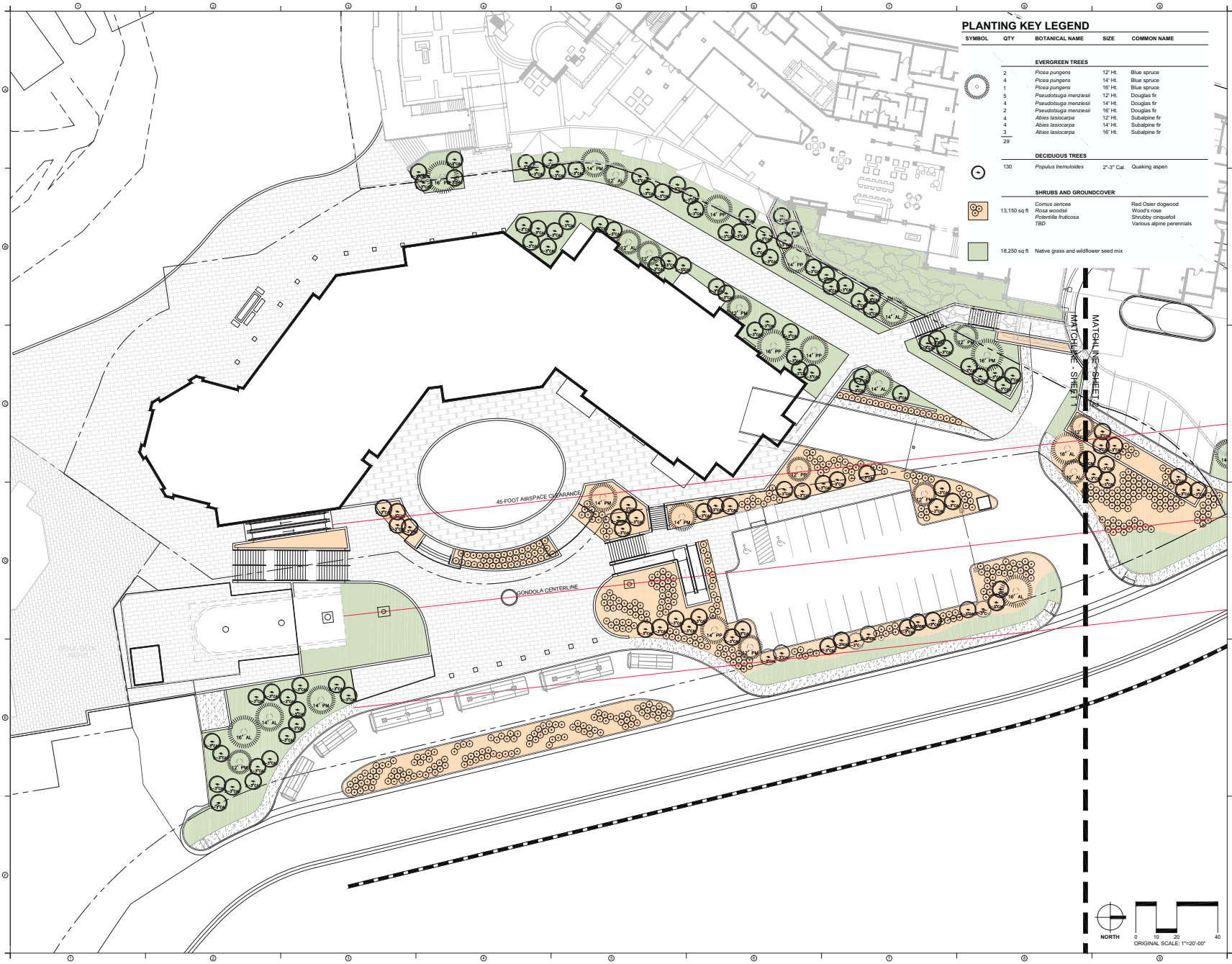
TOD planning	12 June 2015
review	26 July 2015
TOD planning	1 Sept 2015
TOD planning	12 Oct 2015
TOD planning	08 Nov 2015

**1**  
**A101**  
**PROPOSED NEIGHBORHOOD MAP**  
 Scale: 1" = 100'  
 0 10 20 30

PROPOSED  
 NEIGHBORHOOD  
 MAP  
**A101**

**PLANTING KEY LEGEND**

SYMBOL	QTY	BOTANICAL NAME	SIZE	COMMON NAME
<b>EVERGREEN TREES</b>				
	2	<i>Picea pungens</i>	12' Ht.	Blue spruce
	1	<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> <i>Rosa woodii</i> <i>Potentilla fruticosa</i> TBD		Red Osier dogwood Wood's rose <i>Striabyly concolorata</i> Various alpine perennials
	18,250 sq ft			Native grass and wildflower seed mix



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**GRAND COLORADO ON PEAK 8  
 EAST BUILDING  
 BRECKENRIDGE, COLORADO**

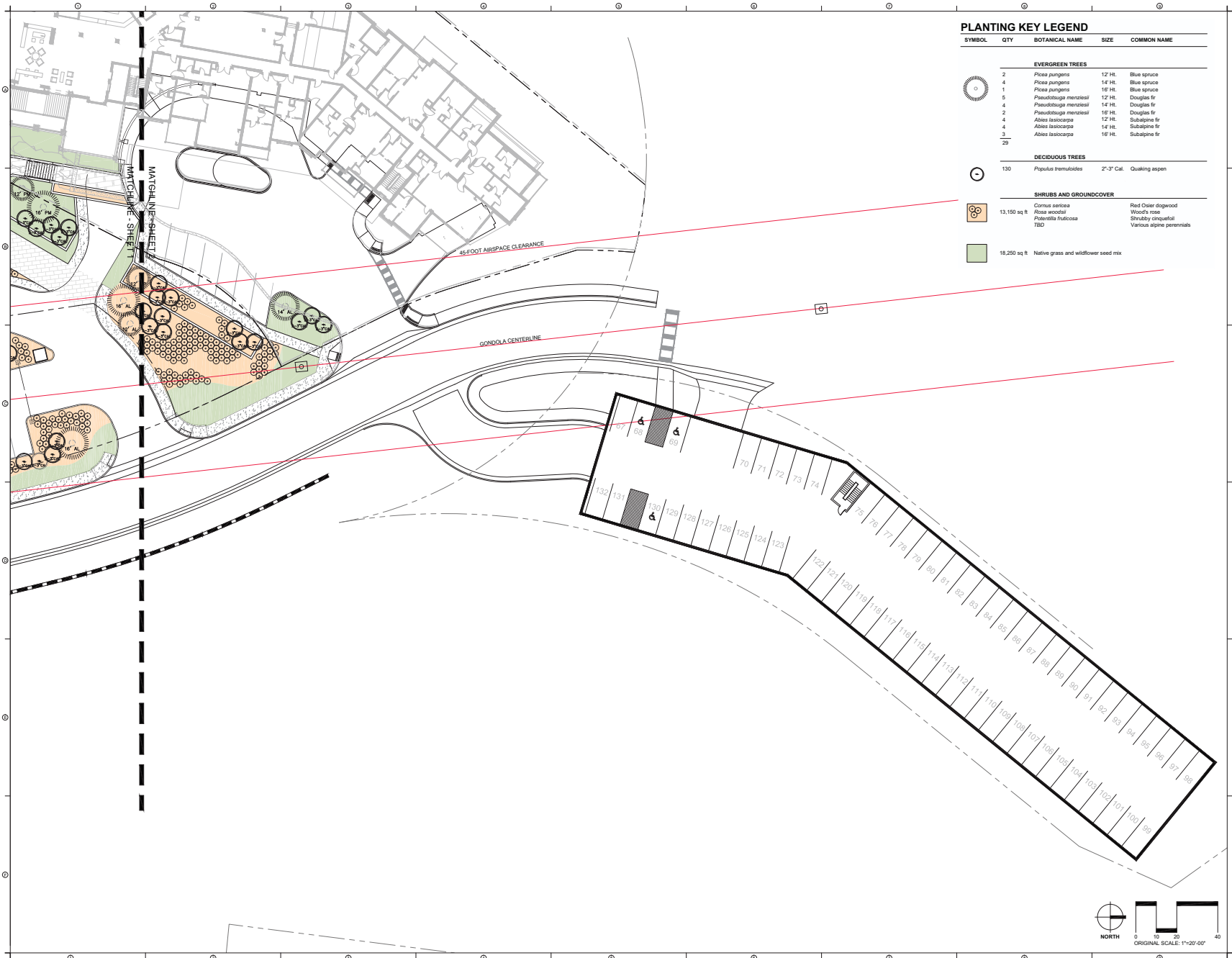
ISSUE DATE: JUNE 18, 2015

#	DATE	DESCRIPTION
1	08/17/2015	TOB SUBMITTAL #2
2	09/01/2015	TOB SUBMITTAL #3
3	10/09/2015	VISC SUBMITTAL
4	10/12/2015	TOB SUBMITTAL #4
4	11/06/2015	TOB PLANNING

DRAWN: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

PROJECT NUMBER: 0353  
**PLANTING PLAN**  
 SHEET NUMBER  
**L3.1**  
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**PLANTING KEY LEGEND**

SYMBOL	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 fr.
○	4	<i>Abies lasiocarpa</i>	14' Ht.	Subalpine fr.
○	2	<i>Abies lasiocarpa</i>	16' Ht.	Subalpine fr.
○	29			
<b>DECIDUOUS TREES</b>				
○	130	<i>Populus tremuloides</i>	2'-3' Cal.	Quaking aspen
<b>SHRUBS AND GROUNDCOVER</b>				
■	13,150 sq R	<i>Cornus sericea</i> <i>Rosa woodsi</i> <i>Potentilla fruticosa</i> TBD		Red Osier dogwood Wood's rose Shrubby cinquefoil Various alpine perennials
■	18,250 sq R			Native grass and wildflower seed mix

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**GRAND COLORADO ON PEAK 8  
EAST BUILDING  
BRECKENRIDGE, COLORADO**

ISSUE DATE: JUNE 18, 2015

REVISIONS	#	DATE	DESCRIPTION
	1	08/17/2015	TOB SUBMITTAL #2
	2	09/01/2015	TOB SUBMITTAL #3
	3	10/09/2015	VPOC SUBMITTAL
	4	10/12/2015	TOB SUBMITTAL #4
	4	11/06/2015	TOB PLANNING

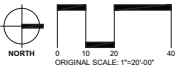
DRAWN: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

PROJECT NUMBER: 0353

**PLANTING PLAN**

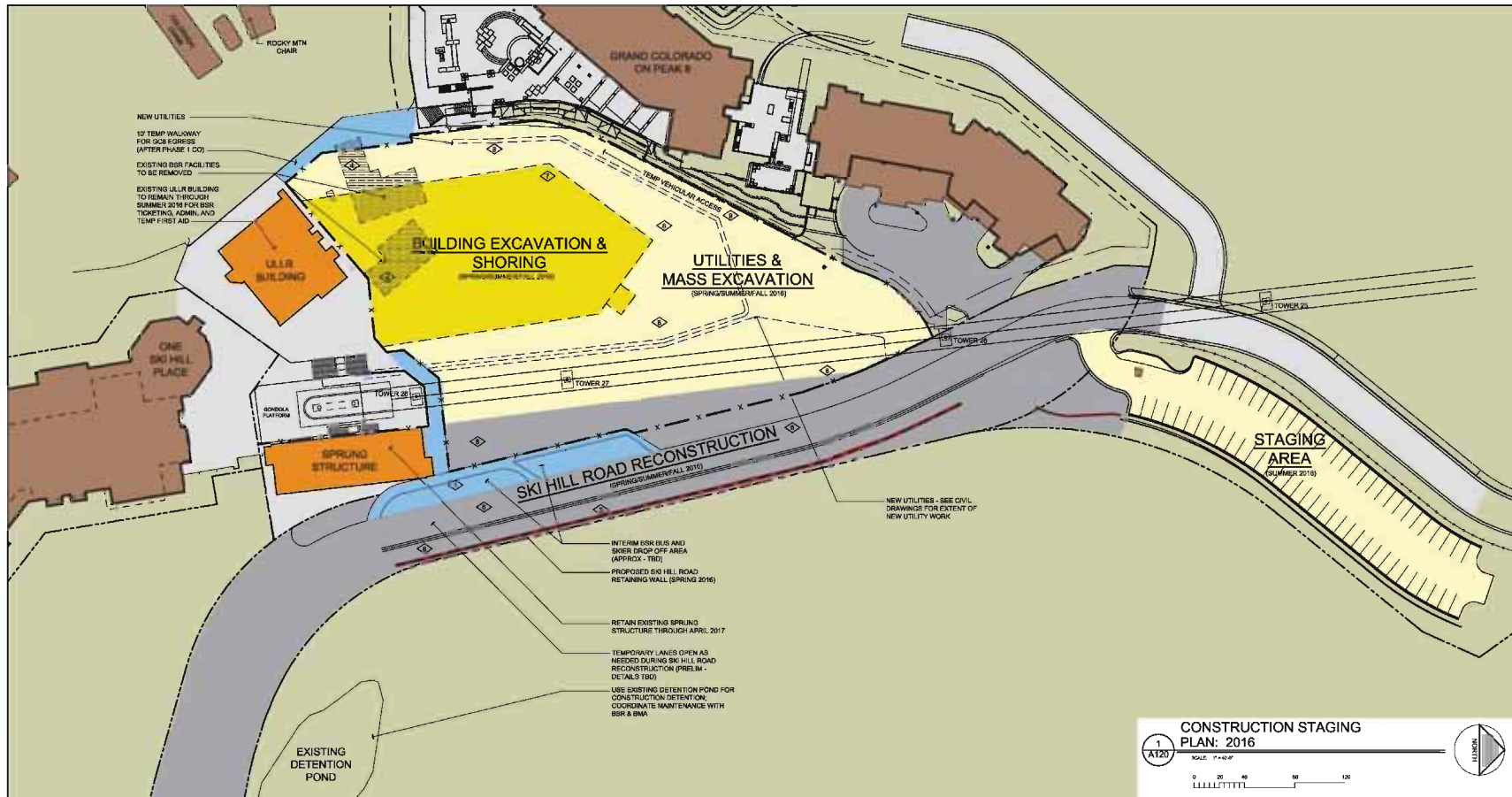
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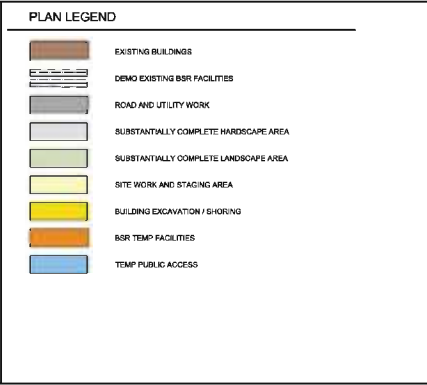
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**CONSTRUCTION STAGING KEY NOTES: 2016**

- ◇ 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 SITE 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	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
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 Bldg Envelope															
8 Hill Completion	Hill Completion															
9 Miscellaneous and Support Activities	Miscellaneous and Support Activities															
10 Closeout Project	Closeout Project															

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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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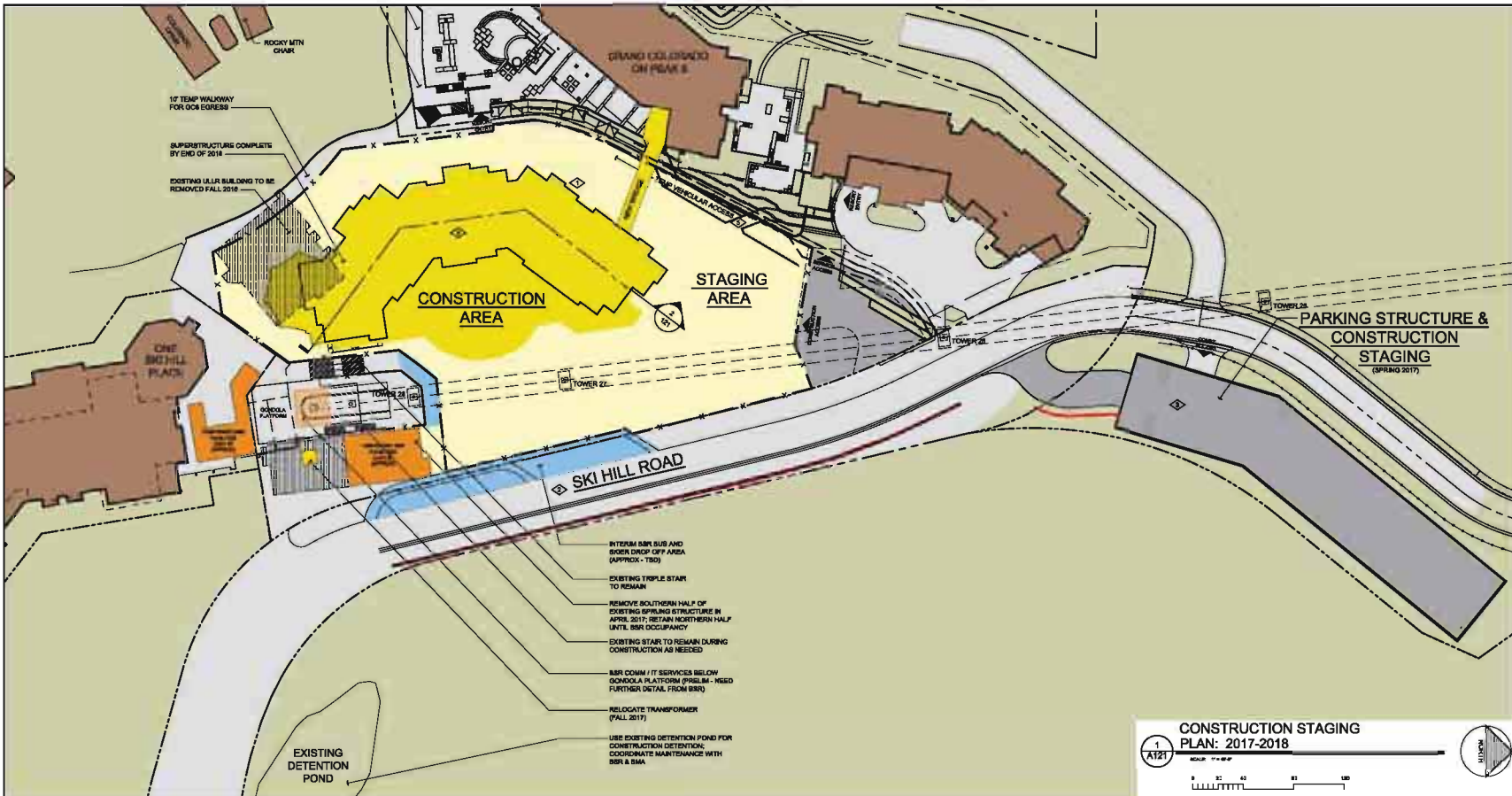
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PROJECT # 1506

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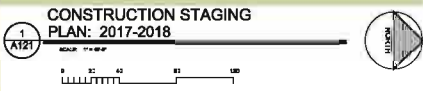
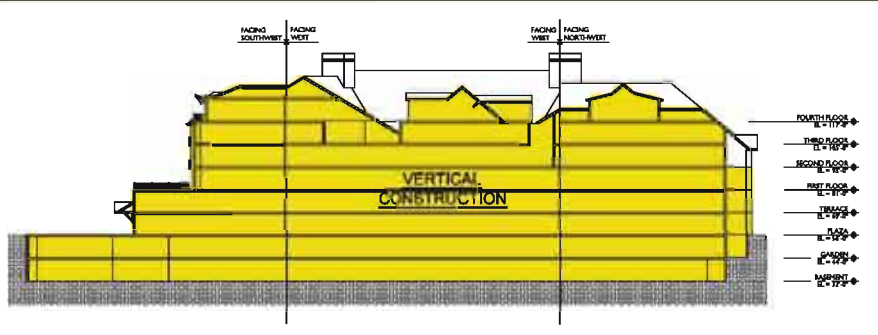
ISSUE:	
TOD Planning	12 June 2015
revised	18 July 2015
revised	28 July 2015
VRI / BSR review	10 Aug 2015
TOD Planning	17 Aug 2015
TOD Planning	1 Sept 2015
TOD Planning	12 Oct 2015
BSR review	29 Oct 2015
TOD Planning	8 Nov 2015

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-LETS, 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.

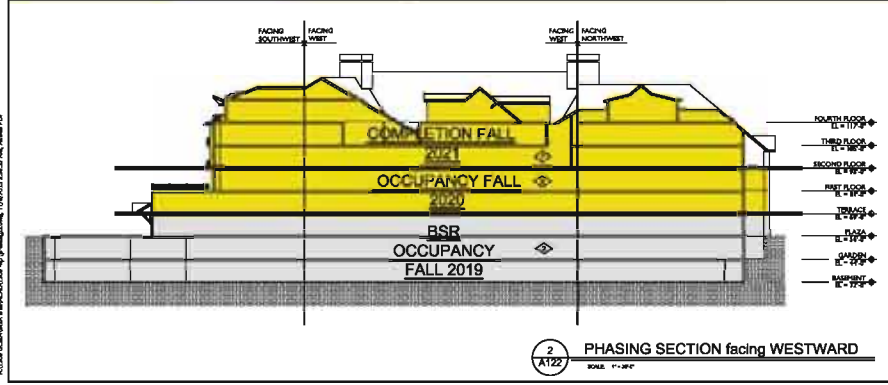
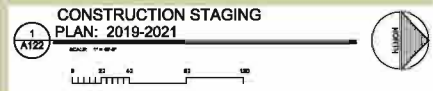
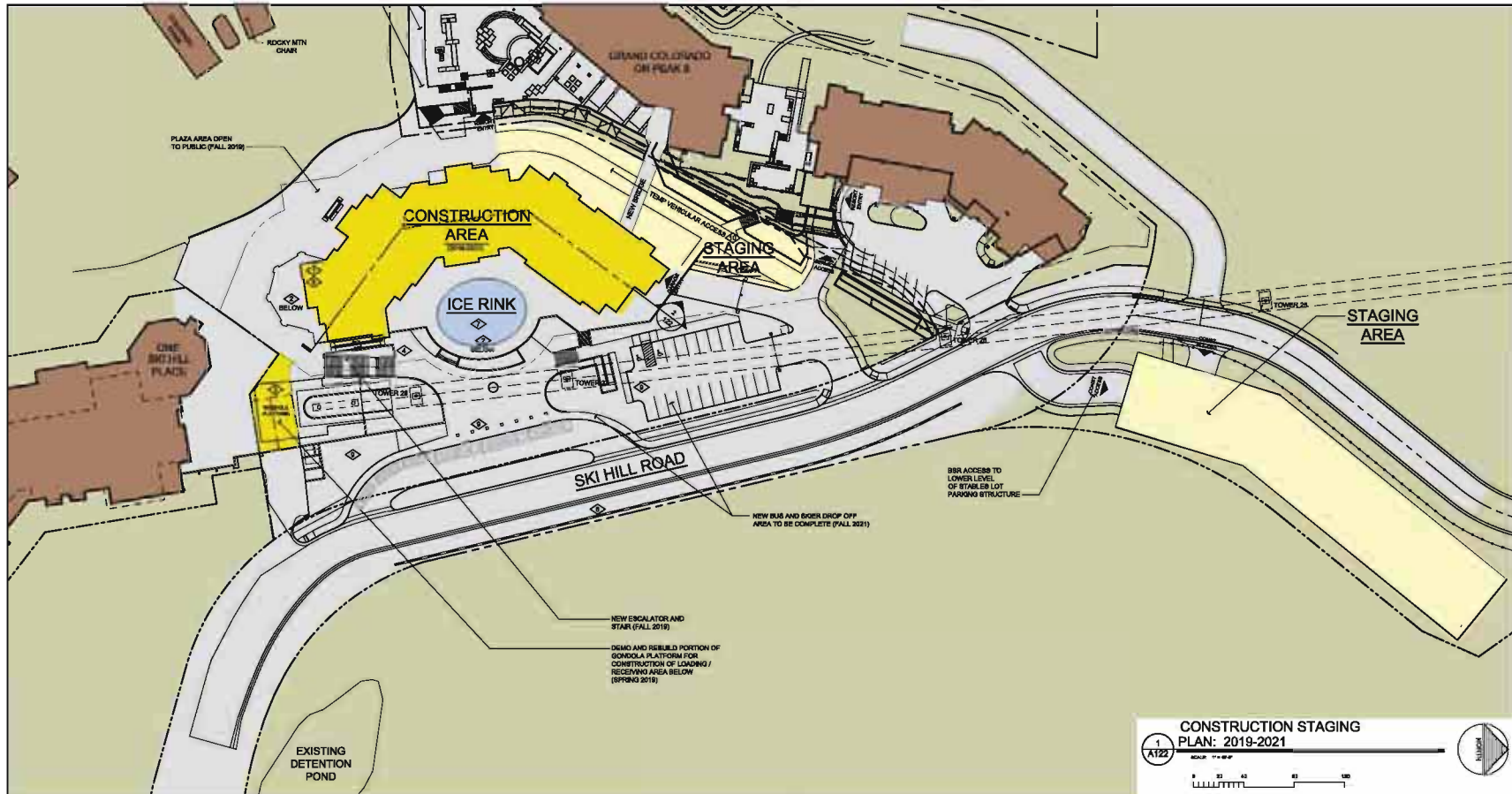


### PLAN LEGEND

[Brown Swatch]	EXISTING BUILDINGS
[Grey Swatch]	ROAD WORK AND PARKING STRUCTURE
[Light Green Swatch]	SUBSTANTIALLY COMPLETE HARDSCAPE AREA
[Light Yellow Swatch]	SUBSTANTIALLY COMPLETE LANDSCAPE AREA
[Yellow Swatch]	SITE WORK AND STAGING AREA
[Orange Swatch]	BUILDING CONSTRUCTION
[Dark Orange Swatch]	BSR TEMP FACILITIES
[Blue Swatch]	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 - SEE TO PROVIDE A WEEKS NOTICE

2 PHASING SECTION facing WESTWARD  
SCALE: 1" = 30'



- CONSTRUCTION PHASING KEY NOTES: 2019-2021**
- ◇ COMPLETE ROOF AND SEDING 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 SEDING 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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www.architects.com

grand Colorado  
on peak 8  
east building

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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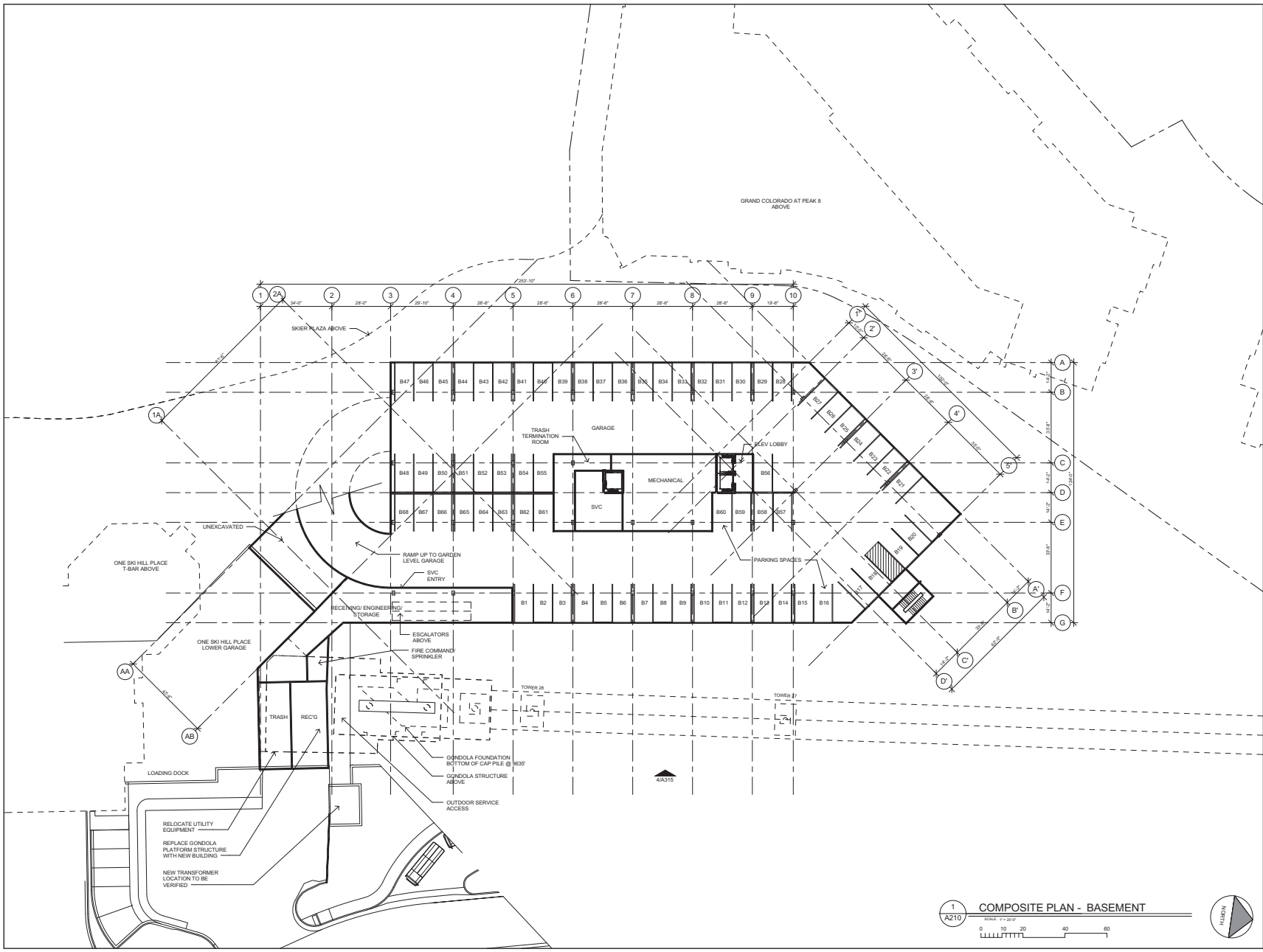
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ISSUE:

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

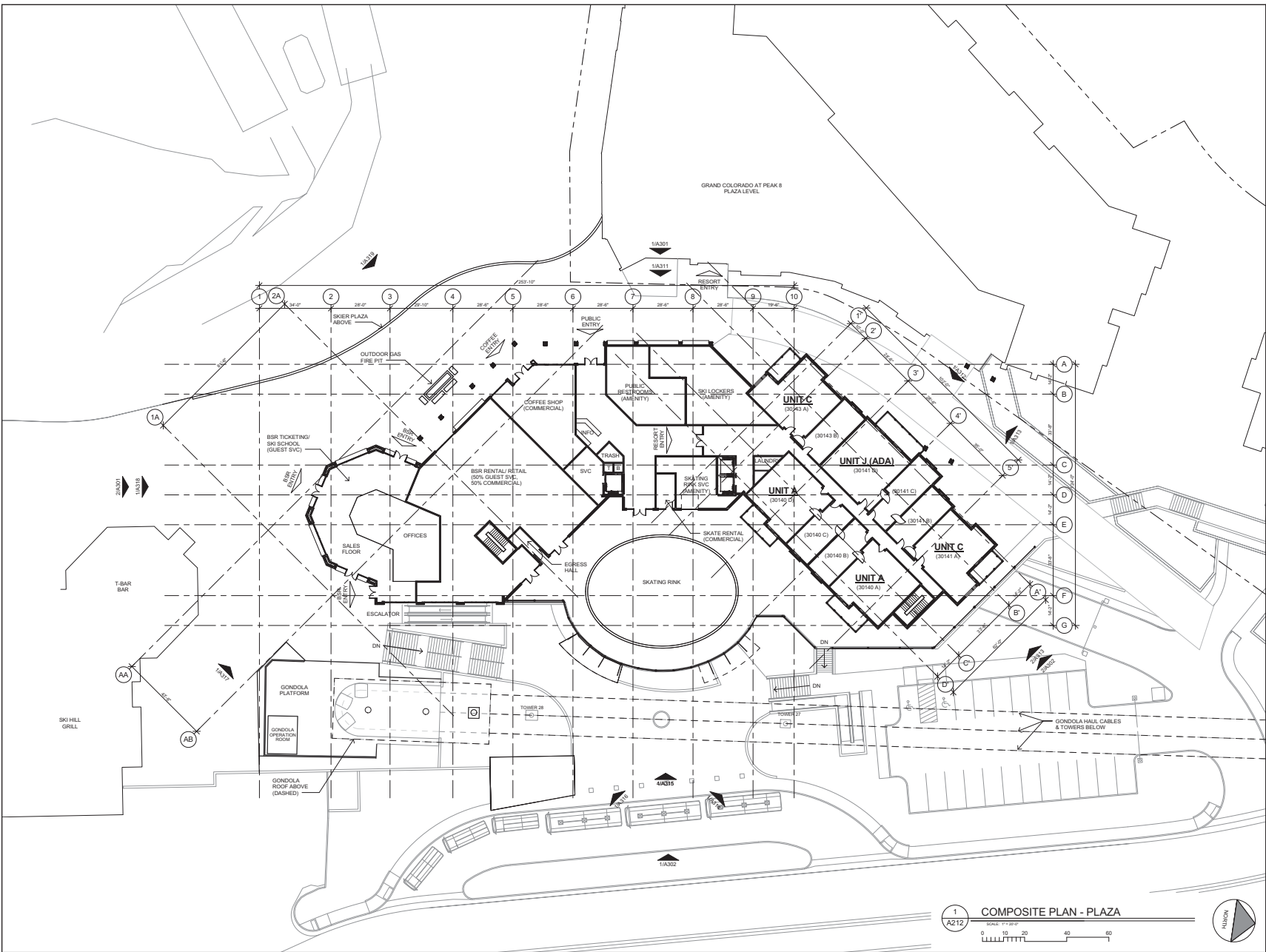



1  
 A210  
 COMPOSITE PLAN - BASEMENT  
 SCALE: 1/8" = 1'-0"  
 0 10 20 40 60



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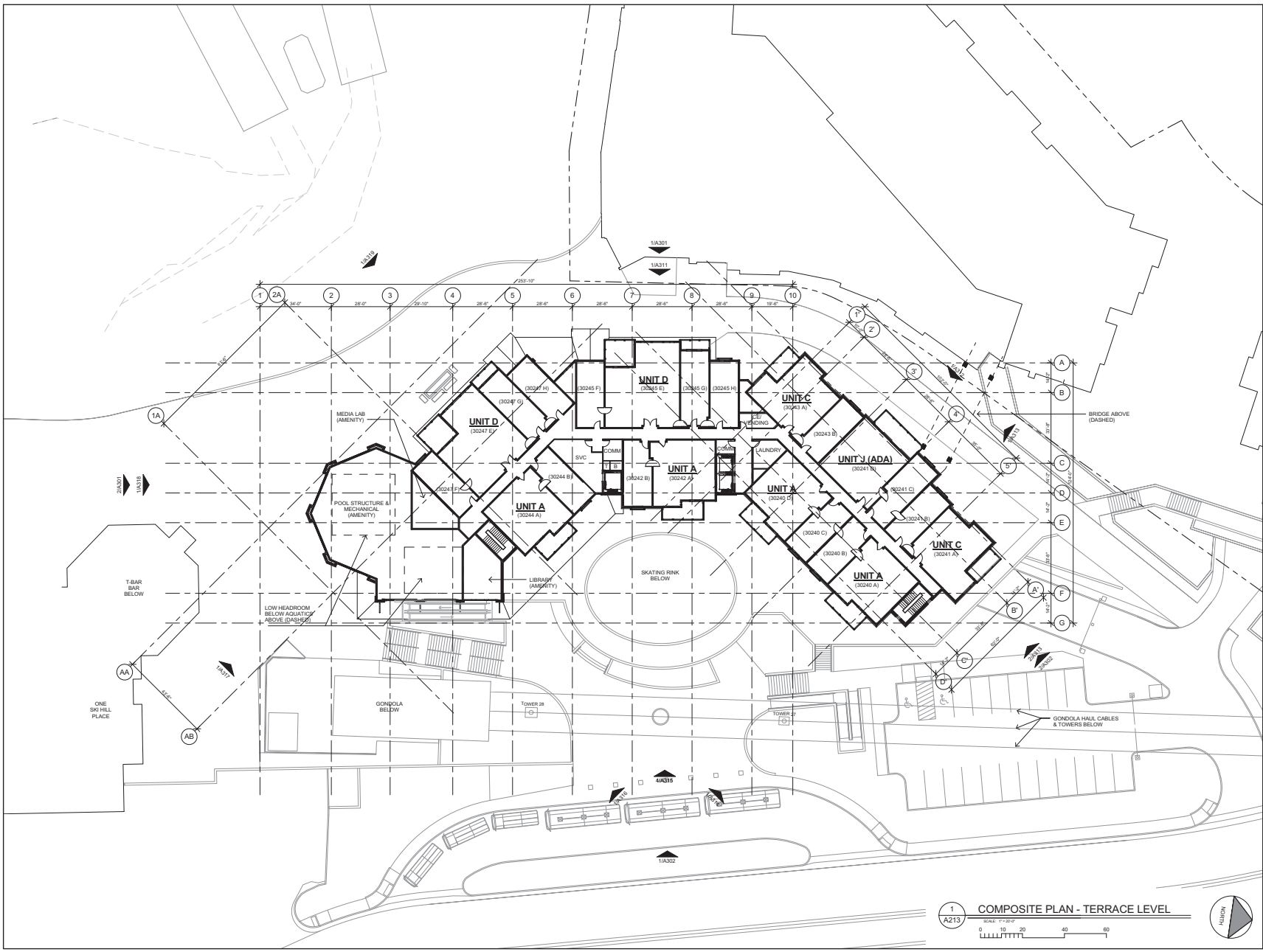
review	28 may 2015
TCB planning	12 june 2015
revised	16 july 2015
revised	4 aug 2015
review	7 aug 2015
TCB planning	17 aug 2015
review	1 sept 2015
TCB planning	1 sept 2015
TCB planning	12 oct 2015
TCB planning	6 nov 2015

**COMPOSITE PLAN - PLAZA**  
  
**A212**

1  
 A212  
 SCALE: 1"=20'  
 0 10 20 40 60  
 COMPOSITE PLAN - PLAZA

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11/16/2015 10:54:20 AM C:\Users\kbb\workstation11\Documents\025 E. Col. 30 Model 1005\_1005\_workstation11\14



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



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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

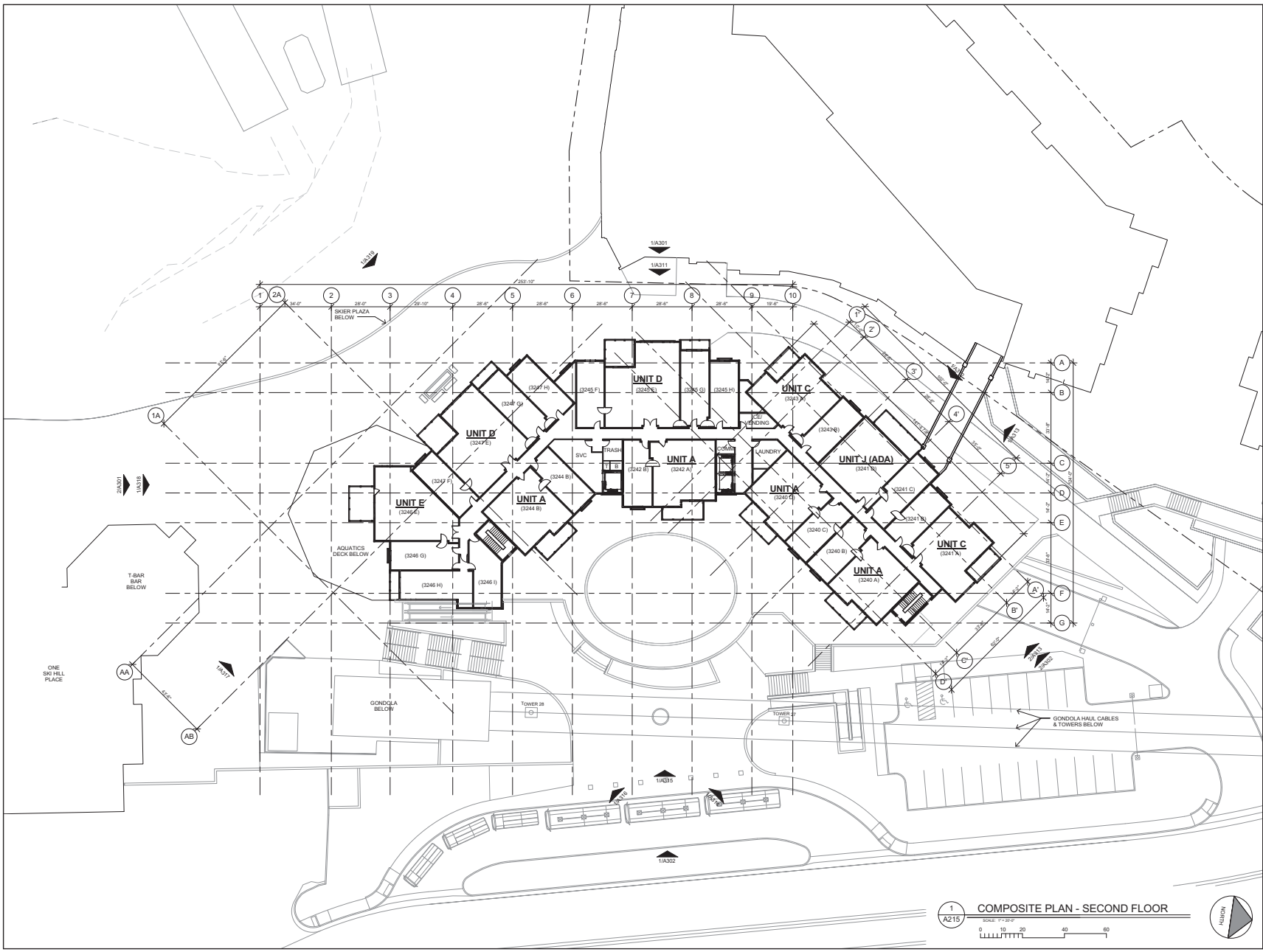
COMPOSITE PLAN -  
TERRACE

A213

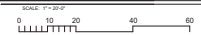




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1  
A215 COMPOSITE PLAN - SECOND FLOOR  
SCALE: 1"=30'-0"



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ISSUE:

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

COMPOSITE PLAN -  
SECOND FLOOR

A215



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970 453 0444



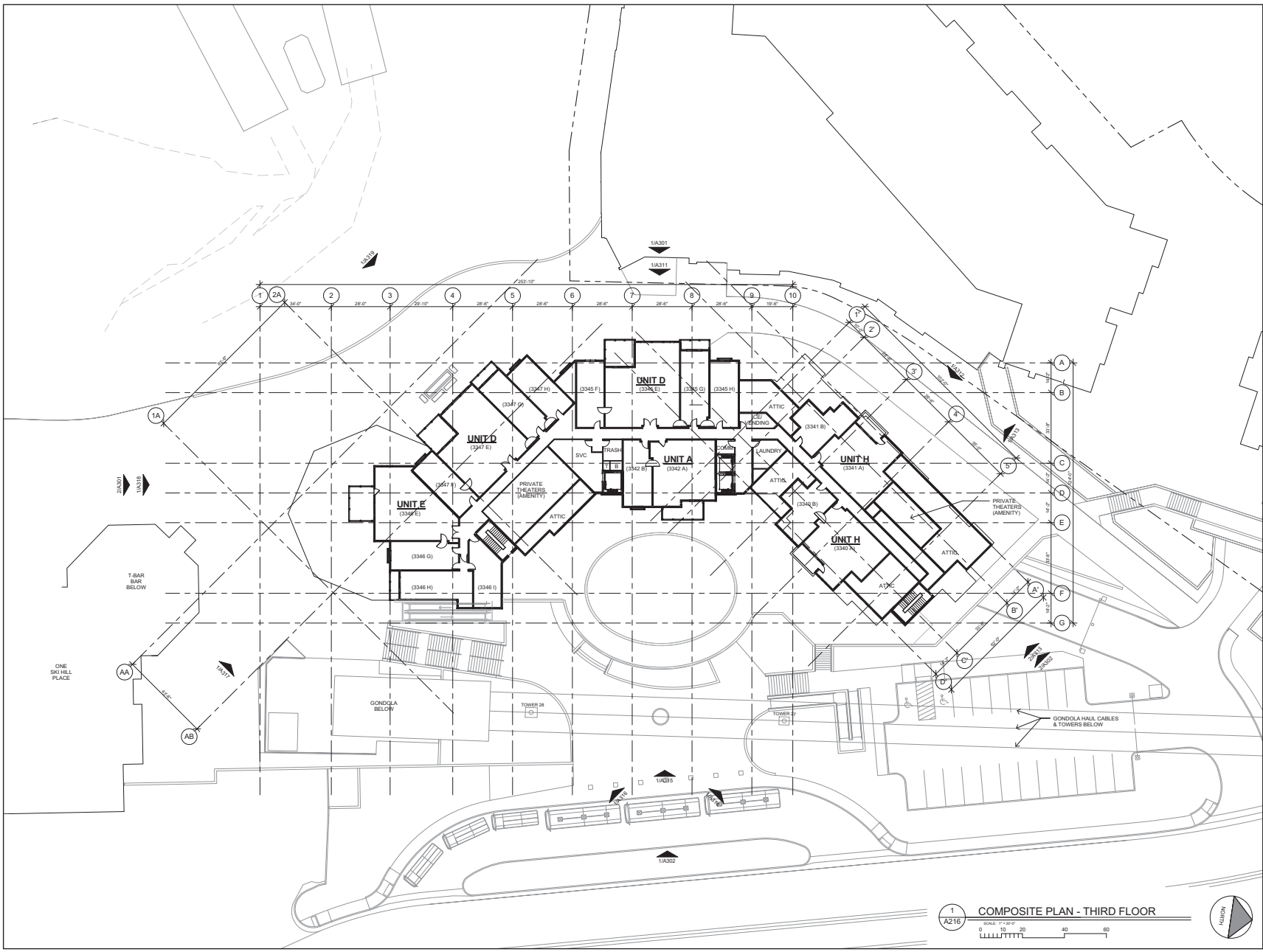
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ISSUE:

review	28 may 2015
TOB planning	12 june 2015
revised	2 july 2015
TOB planning	17 aug 2015
review	1 sept 2015
TOB planning	12 oct 2015
TOB planning	6 nov 2015

COMPOSITE PLAN -  
THIRD FLOOR  
A216

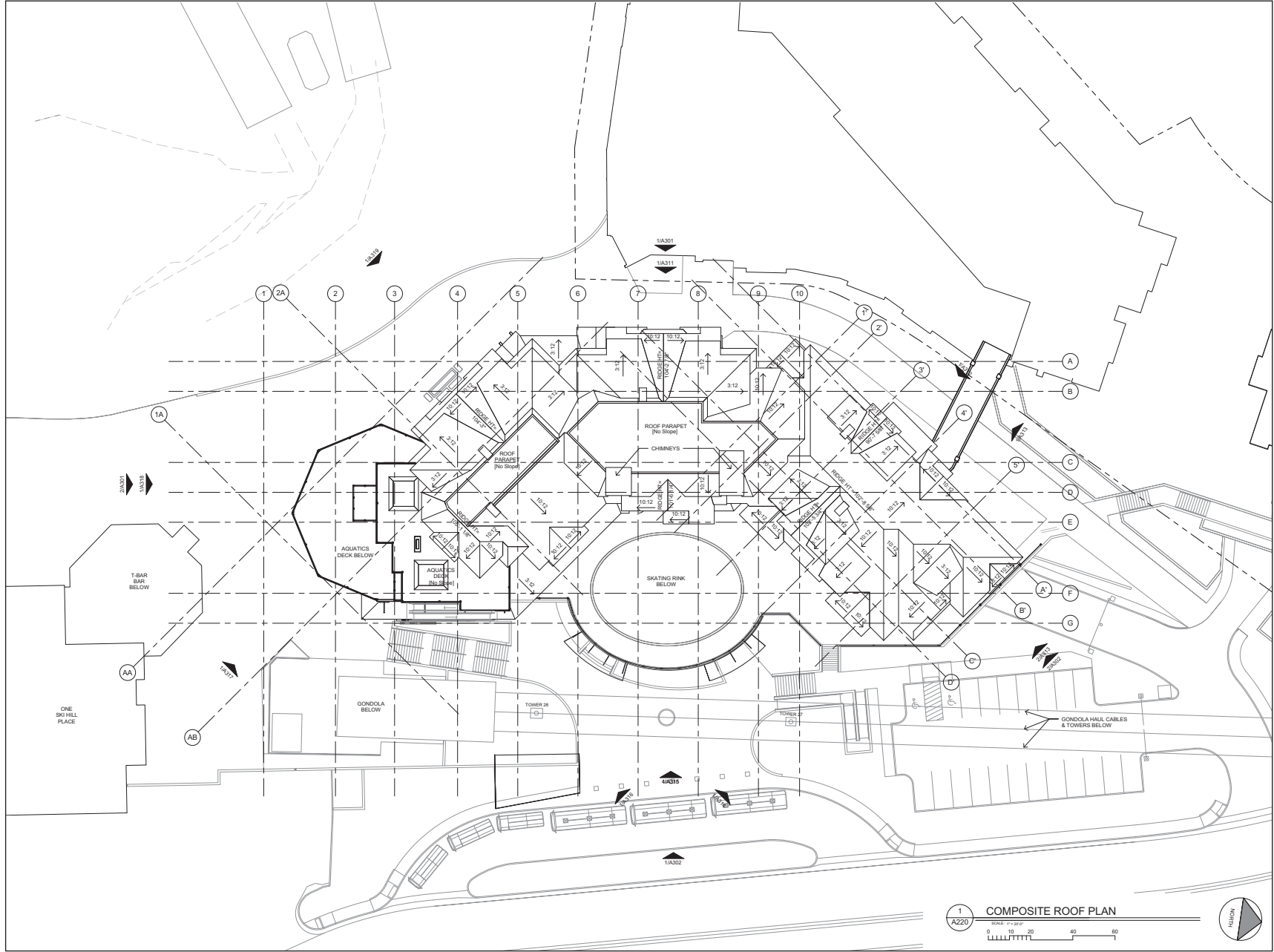


11/8/2015 10:54:28 AM C:\Users\mstas\workstation11\Documents\GCS East 3D Model 1005\_1006\_workstation11\114


1  
A216  
COMPOSITE PLAN - THIRD FLOOR  
SCALE: 1/8" = 1'-0"  
0 10 20 40 60  
1







11/6/2015 10:42:36 AM C:\Users\KBB\workstation1\Documents\035 Rev.30 Model 1505\_1505\_workstation1\1514

  
**matthew stala architects**  
 108 north ridge street  
 9 e box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

  
**grand colorado**  
 on peak 8  
 east building  
 breckenridge, colorado  
 PROJECT # 1505

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ISSUE:

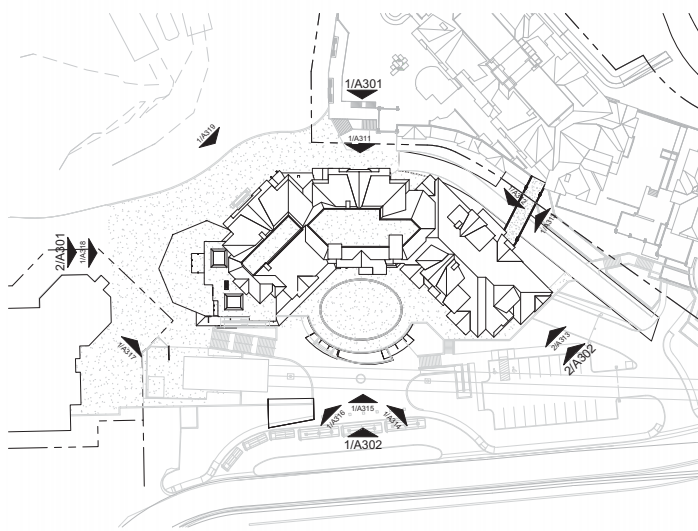
review	28 may 2015
TCB planning	12 june 2015
TCB planning	17 aug 2015
TCB planning	1 sept 2015
TCB planning	12 oct 2015
TCB planning	6 nov 2015

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 OVERSIGHTS  
ON PEAK 8  
BRECKENRIDGE, COLORADO  
870 411 8888



grand colorado  
on peak 8  
east building  
breckenridge, colorado  
PROJECT # 1505

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ISSUE:

TOB planning	12 june 2015
TOB planning	17 aug 2015
TOB planning	1 sept 2015
TOB planning	12 oct 2015
TOB planning	6 nov 2015

COMPOSITE EXTERIOR  
ELEVATIONS  
A301



MAXIMUM STAIR WIDTHS:  
 108" (max) - ridge eaves  
 9' 6" (max) 108"  
 breeckenridge  
 colorado 80417  
 870 411 8888



grand colorado  
 on peak 8  
 east building  
 breeckenridge, colorado  
 PROJECT # 1505

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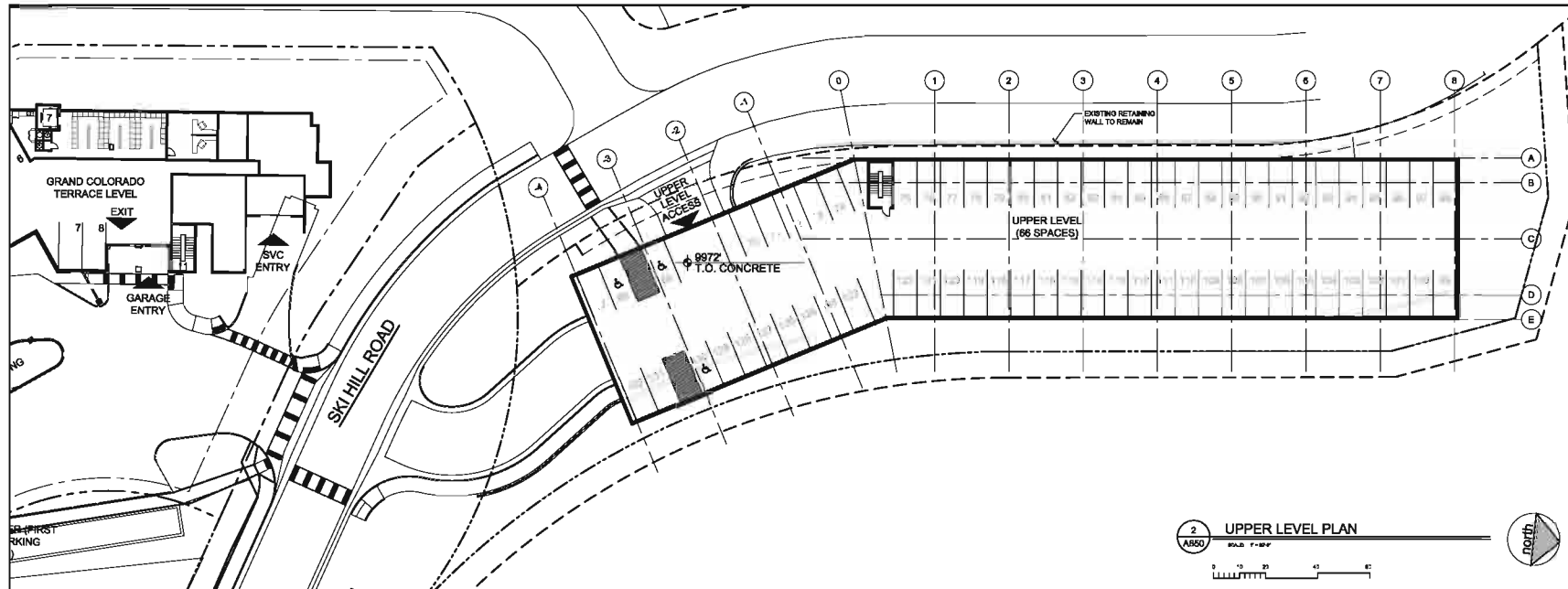
ISSUE:

TOB planning	12 june 2015
TOB planning	17 aug 2015
TOB planning	1 sept 2015
TOB planning	12 oct 2015
TOB planning	6 nov 2015

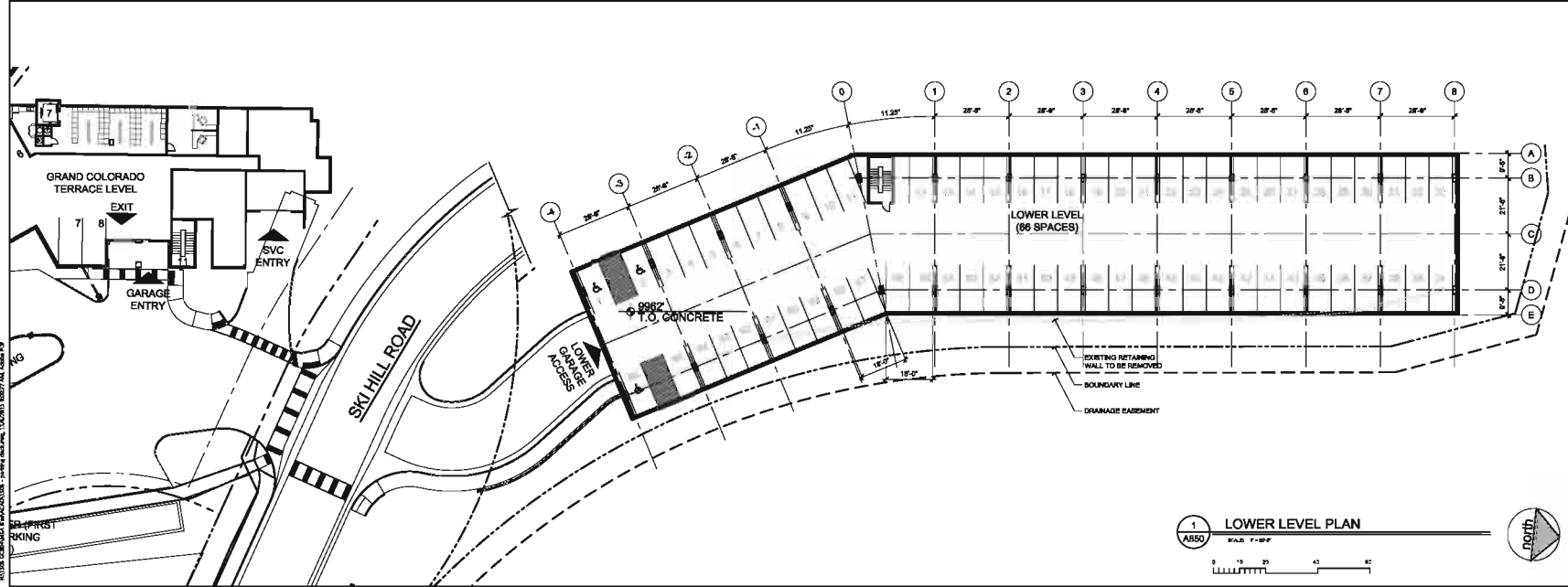
COMPOSITE EXTERIOR  
 ELEVATIONS  
 A302



11/2/2015 1:28:25 PM C:\Users\KBD\workspace\115\Documents\CS3 Elevation Model 1505\_1505-workstation115.rvt



2 UPPER LEVEL PLAN  
 S.D.S. P-1007  
 0 10 20 40 60  
 |||||TTTTL



1 LOWER LEVEL PLAN  
 S.D.S. P-1007  
 0 10 20 40 60  
 |||||TTTTL



Matthew Stein Architects  
 108 North Ridge Street  
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 970.453.0444

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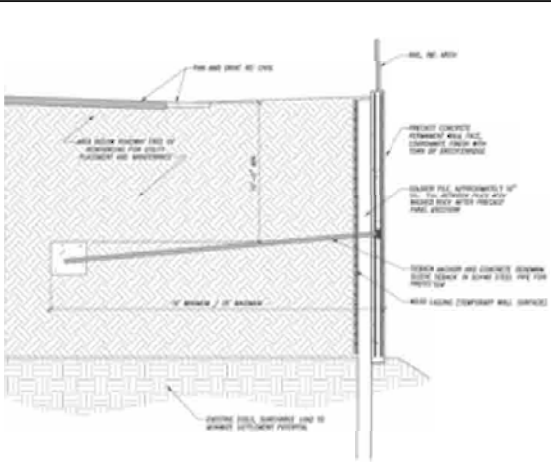
grand colorado  
 on peak 8  
 east building  
 breckenridge, colorado  
 PROJECT # 1506

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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	8 nov 2015

STABLES LOT  
 PARKING STRUCTURE  
 PLANS

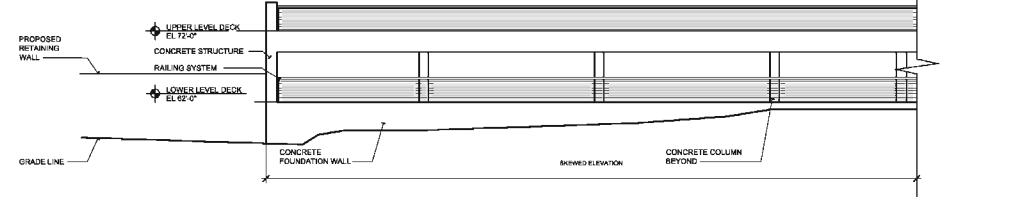
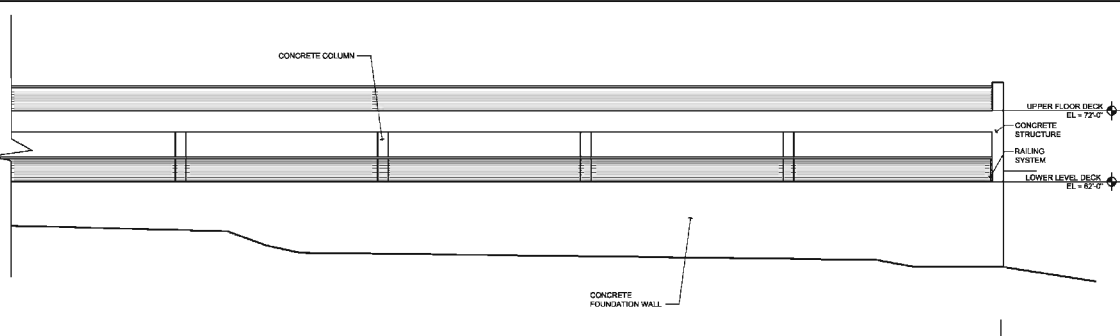
A850



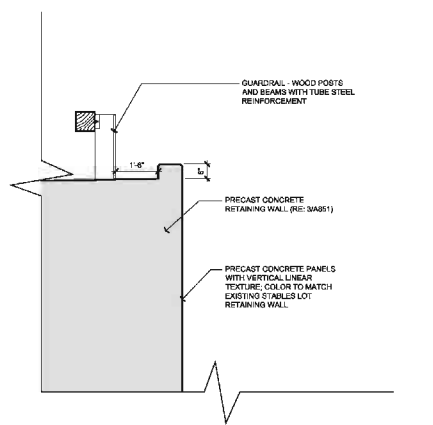
- NOTES:
1. SOLDIER PILES, SHOTCRETE FACED, AND TRACK ANCHORS TO BE DESIGNED AS PART OF A DESIGN-BUILD CONTRACT.
  2. WALL DESIGN SHALL ACCOUNT FOR A MINIMUM OF 2" OF SURCHARGE LOADING FOR ASHPO; Surcharges TO ACCOUNT FOR DRAINS / SHOP STOCK LOADING.
  3. CONCRETE WALL BACKFILL MATERIAL AND DESIGN PASSIVE PRESSURES WITH GEOTECHNICAL ENGINEER.



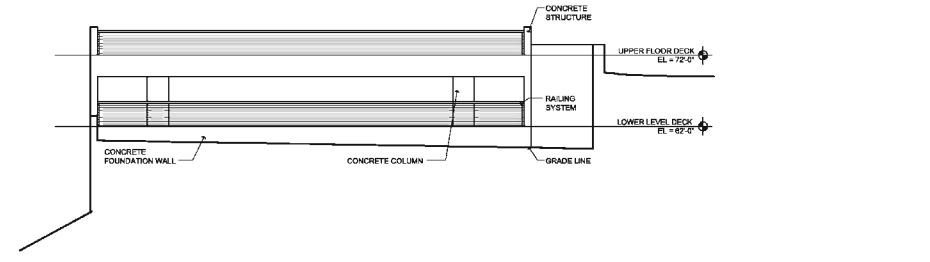
**3 SOLDIER PILE WALL SECTION**  
SCALE: 1/8"=1'-0"



**1 NORTHWEST ELEVATION**  
SCALE: 3/4"=1'-0"



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



**2 SOUTHWEST ELEVATION**  
SCALE: 3/4"=1'-0"



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breckenridge, colorado  
PROJECT # 1805

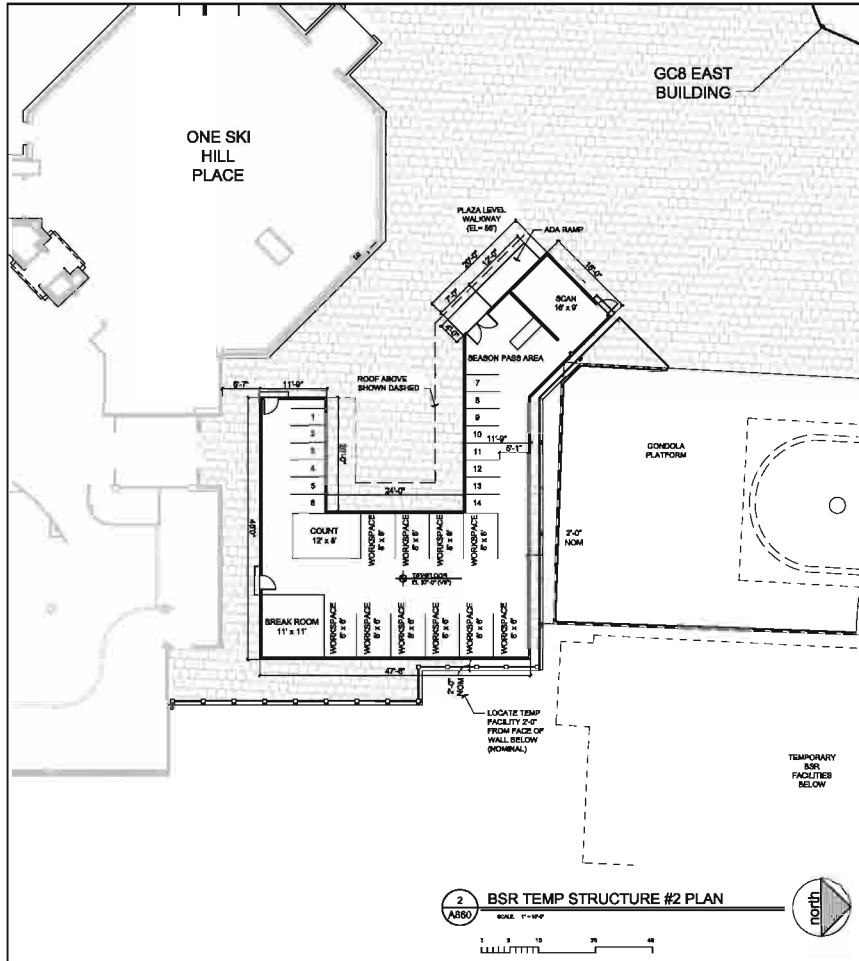
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ISSUE:

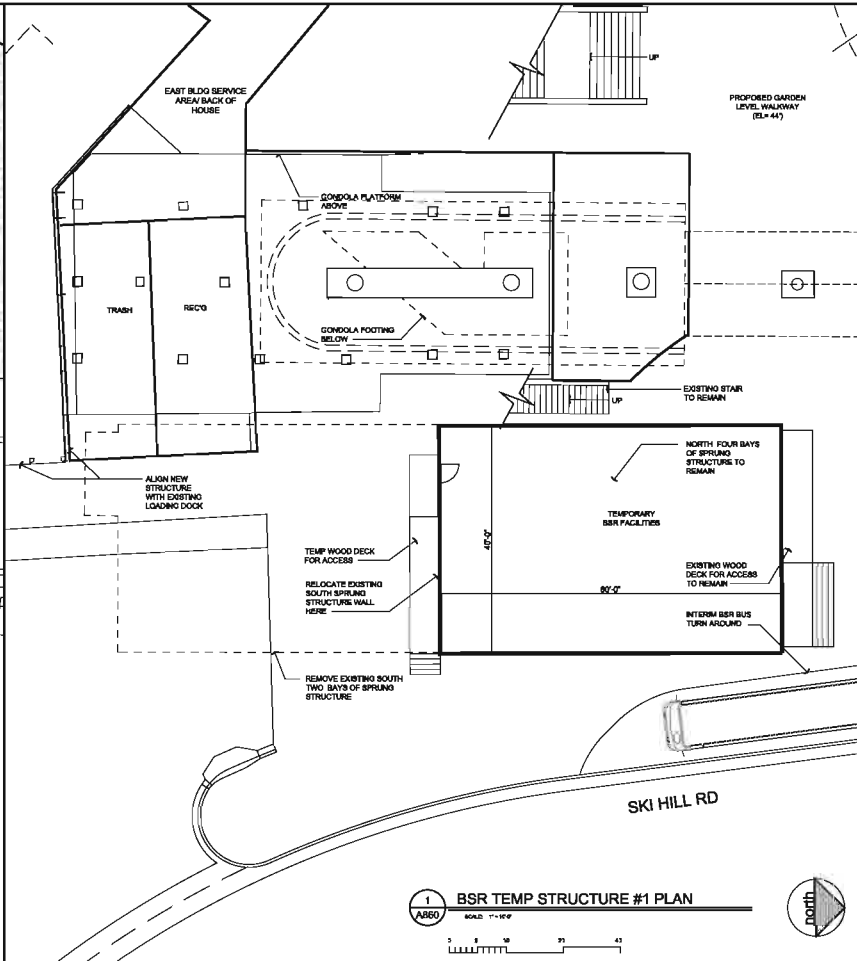
TOB planning	17 aug 2016
TOB planning	1 sept 2015
TOB planning	1 sept 2015
TOB planning	8 nov 2015

STABLES LOT PARKING  
STRUCTURE ELEVATIONS  
A851

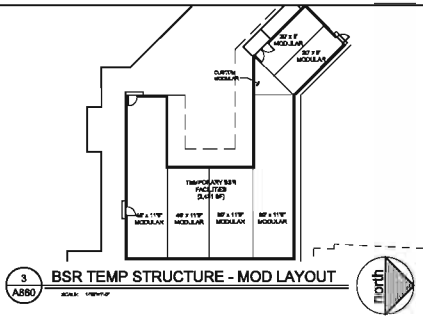




2 BSR TEMP STRUCTURE #2 PLAN  
SCALE: 1" = 10'-0"



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



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

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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 970 453 6444

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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



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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Julia Puester, Senior Planner  
**DATE:** January 4, 2016 (for meeting of January 19, 2016)  
**SUBJECT:** Approved Class C Subdivision Quarterly Report (Q4-2015)

---

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

*“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.*

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

*“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.*

As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in October of 2015. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.




---

Permit #	Project Name	Address	Description	Approval Date	Planner
PL-2015-0470	Shock Hill Landing Lots 5-6 & 9-10	132, 128, 87, 79 Union Trail	Resubdivision to create two duplex lots for individual sale	10/21/2015	Mosh
PL-2015-0492	Shores at the Highlands Lots 29A & B	259 & 275 Shores Lane	Resubdivision to create duplex lots for individual sale	11/3/2015	Mosh
PL-2015-0496	Timber Trail Lot 20	446 Timber Trail Road	Resubdivision to slightly reconfigure the west side of the platted disturbance envelope	11/10/2015	Julia
PL-2015-0523	Shock Hill Lots 53-54-55	67, 85, 93 Brooks Snider Road	Resubdivision to eliminate Lot 54 and expand Lots 53 and 55 into the vacated property	11/20/2015	Mosh
PL-2015-0529	Shock Hill Cottages Lot 8	61 Regent Drive	Resubdivision to create footprint lot	11/24/2015	Chris

Shores at the Highlands  
 Lots 29 A-B  
 259 & 275 Shores Lane



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### Breckenridge North



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# Breckenridge South

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Not to Scale



Shock Hill Landing  
Lots 5-6 and 9-10  
132, 128, 87, 79 Union Trail

Shock Hill Lots 53-54-55  
67, 85, 93 Brooks Snider Road

Shock Hill Cottages Lot 8  
61 Regent Drive

Timber Trail Lot 20  
446 Timber Trail Road



---

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Julia Puester, Senior Planner  
**DATE:** January 4, 2016 (for meeting of January 19, 2016)  
**SUBJECT:** Approved Class D Majors Quarterly Report (Q4-2015)

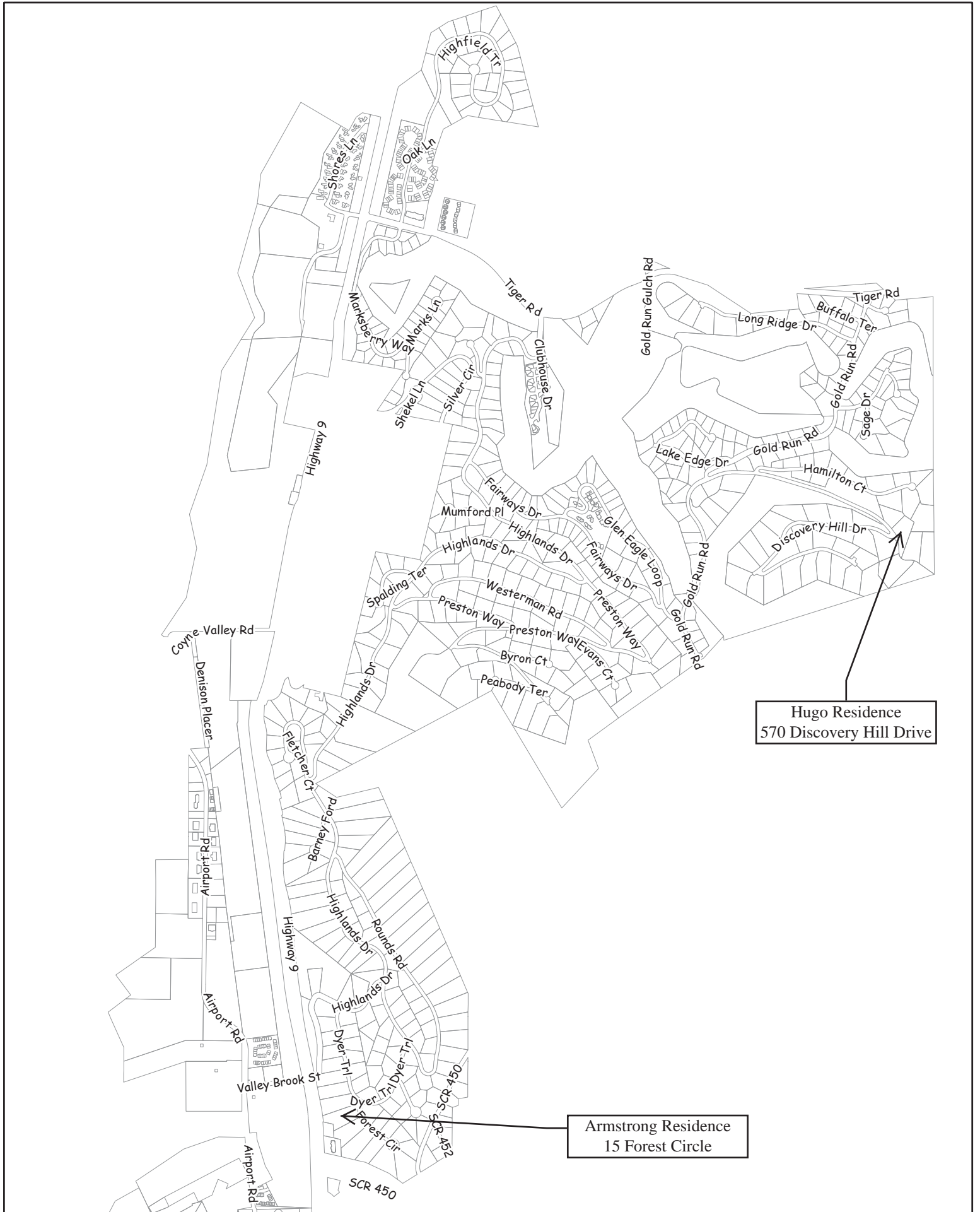
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Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 *Development Policies*. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

As a result, we have included a list of the Class D Major development permits that have been approved since we last reported to you in October of 2015. If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



<b>Permit #</b>	<b>Address</b>	<b>Project Name</b>	<b>Description</b>	<b>Approval Date</b>	<b>Planner</b>
PL-2015-0394	51 & 46 Luisa Drive	Columbia Lode, Lots 19-20	New Duplex (7 BR, 6 BA, 4,617 sq. ft. density, 5,815 sq. ft. mass)	10/8/15	Michael Mosher
PL-2015-0463	577 Corkscrew Drive	Corkscrew Flats, Lot 34	New SFR (3 BR, 4 BA, 3,308 sq. ft. density, 3,966 sq. ft. mass, FAR 1:6.15)	10/13/15	Chris Kulick
PL-2015-0464	585 Corkscrew Drive	Corkscrew Flats, Lot 35	New SFR (4 BR, 5 BA, 3,769 sq. ft. density, 4,486 sq. ft. mass, FAR 1:3.95)	10/13/15	Chris Kulick
PL-2015-0465	563 Corkscrew Drive	Corkscrew Flats, Lot 36	New SFR (3 BR, 4 BA, 3,406 sq. ft. density, 4,021 sq. ft. mass, FAR 1:6.57)	10/13/15	Chris Kulick
PL-2015-0487	570 Discovery Hill Drive	Hugo Residence	New SFR (5 BR, 5.5 BA, 4,413 sq. ft. density, 5,105 sq. ft. mass, FAR 1:)	11/4/15	Chris Kulick
PL-2015-0513	71 Lomax Drive	Heard Residence	New SFR (5 BR, 6 BA, 5,729 sq. ft. density, 6,799 sq. ft. mass, FAR 1:)	11/20/15	Chris Kulick
PL-2015-0520	29, 25, 21 Farncomb Green	Lincoln Park, F1, B1, Lots 1A, B, C	New Triplex (9 BR, 7.5 BA, 3,502 sq. ft. density, 3,502 sq. ft. mass)	12/1/15	Michael Mosher
PL-2015-0532	15 Forest Circle	Armstrong Residence	New SFR (5 BR, 5.5 BA, 4,415 sq. ft. density, 5,509 sq. ft. mass, FAR 1:10.68)	12/8/15	Michael Mosher
PL-2015-0559	17 Farncomb Green	Lincoln Park, F1, B1, Lot 2	New SFR (3 BR, 2 BA, 1,469 sq. ft. density, 1,469 sq. ft. mass, FAR 1:2.57)	12/16/15	Michael Mosher
PL-2015-0560	9 Farncomb Green	Lincoln Park, F1, B1, Lot 3	New SFR (3 BR, 2.5 BA, 1,843 sq. ft. density, 2,327 sq. ft. mass, FAR 1:1.90)	12/16/15	Michael Mosher



Hugo Residence  
570 Discovery Hill Drive

Armstrong Residence  
15 Forest Circle



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