



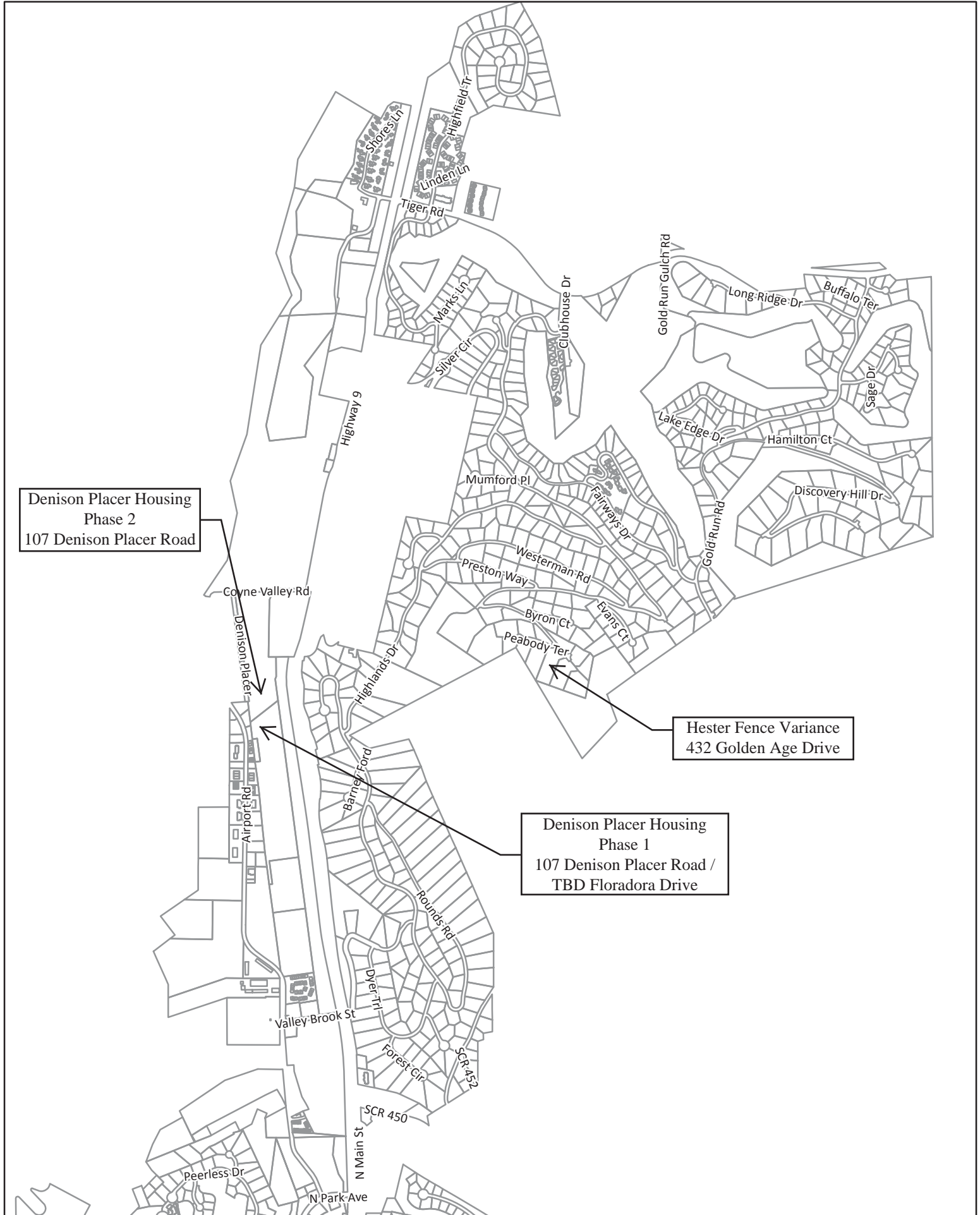
PLANNING COMMISSION AGENDA

Tuesday, February 02, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The February 2 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Town Council Report</i>	
7:15pm	<i>Final Hearings</i>	
	1. Marvel House Restoration, Addition and Landmarking (MM) PL-2015-0328; 318 North Main Street	11
7:45pm	<i>Preliminary Hearings</i>	
	1. Denison Placer Housing Phase 1 (JP) PL-2016-0011; 107 Denison Placer Road / TBD Flora Dora Drive	43
	2. Denison Placer Housing Phase 2 (JP) PL-2016-0012; 107 Denison Placer Road	74
	<i>Combined Hearings</i>	
	1. Hester Fence Variance (CK) PL-2016-0014; 432 Golden Age Drive (<i>Continued to the February 16, 2016, Planning Commission Meeting</i>)	
9:15pm	<i>Adjournment</i>	

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.**



Denison Placer Housing
Phase 2
107 Denison Placer Road

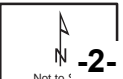
Hester Fence Variance
432 Golden Age Drive

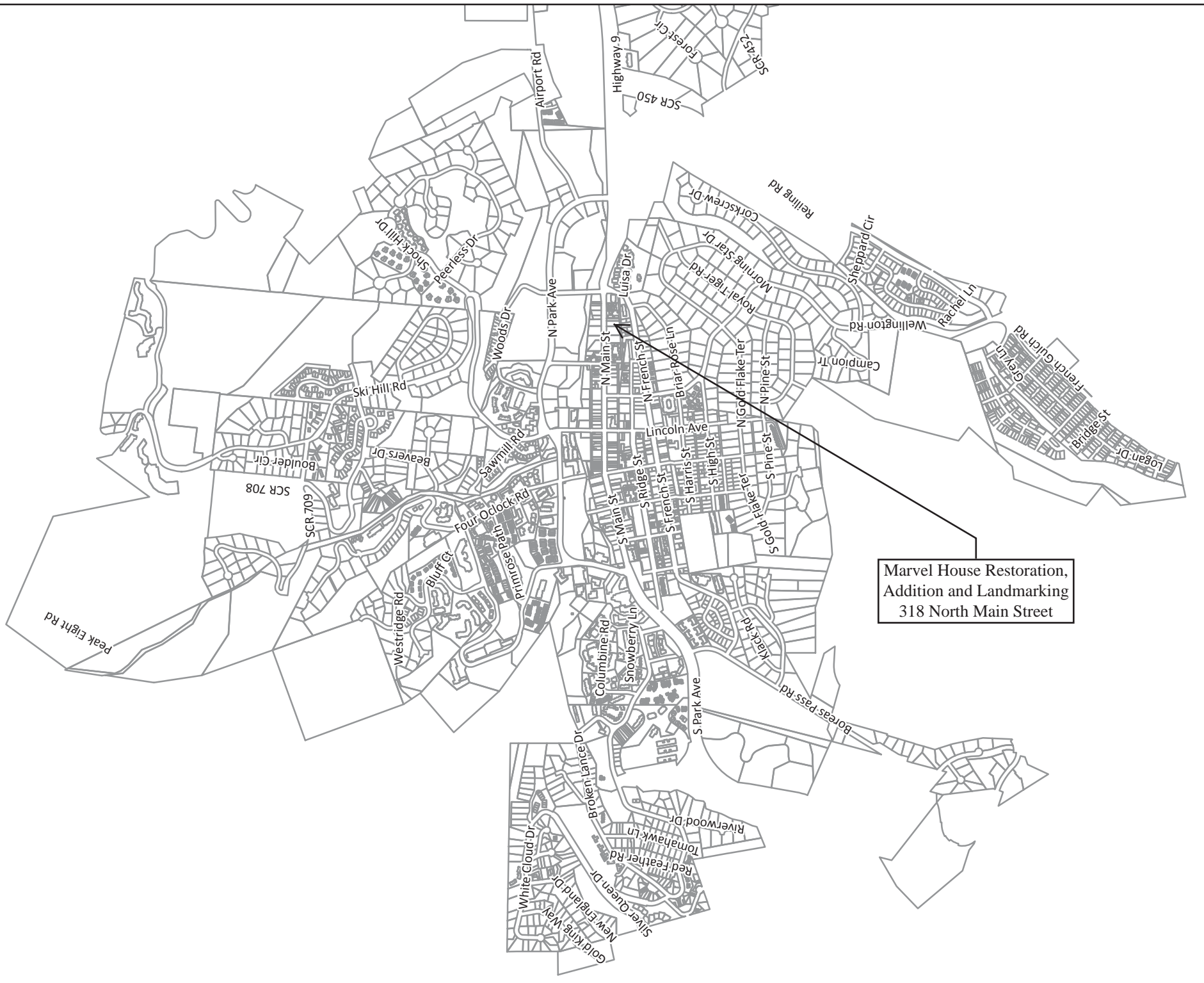
Denison Placer Housing
Phase 1
107 Denison Placer Road /
TBD Floradora Drive



printed 1/13/2016
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Breckenridge North





Marvel House Restoration,
Addition and Landmarking
318 North Main Street



Breckenridge South

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Ron Schuman Dan Schroder
Jim Lamb Gretchen Dudney Christie Mathews-Leidal
Dave Pringle arrived at 7: 04 pm
Wendy Wolfe, Town Council Liaison

APPROVAL OF MINUTES

Ms. Leidal: Please change the sentence on page 5 of the minutes. My sentence was incomplete. It says “when they put density on this site.” Please add “was there a 1,600 square foot multiplier for the duplex?” to finish the sentence.

Mr. Pringle noted at the end of the meeting that his statement on page 2 of the minutes ended with the initial question. It appears that there is an extra parenthesis in the middle of Mr. Kulick’s statement, making it appear Mr. Pringle continued. Please remove the extra parenthesis as the comment is all attributable to Mr. Kulick.

With no other changes, the January 5, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the January 19, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR:

1) Mendez Addition (CK) PL-2015-0526; 211 North Gold Flake Terrace

With no requests for call up, the consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Ok, so a couple of things in our last meeting. We have taken steps to get marijuana licensing authority attached to the responsibilities of the liquor authority. It will take a little work with Tim Berry for the Liquor Licensing Authority to learn all of the ins and outs of marijuana licensing. It will take some time, but it makes a lot of sense. It is the best place to have it reside. It had previously been up to Tim Gagen all by himself.
- Also, we are making good progress on an intergovernmental agreement (IGA) with Summit County moving forward with Huron Landing (26 rental units on County Road 450). Planning on breaking ground in the spring.
- We are going to take a look at the Welcome Center again. It has had some updates but has not had that once over look to determine what can be done to help our visitors over the next 10 years. Holistic looks. How to make that truly one stop shopping for people to come in and find out about what they can do in Breckenridge as far as arts, open space etc. This is exciting and good timing.
- Also, we had the call up hearing on the Peak 7 & 8 Amended Master Plan where the 200 parking spaces are going to be. That was quickly explained and with that, it only took a few moments to move forward. It is back in your court this evening. (Mr. Pringle: Are you comfortable with the parking deck at the stables lot?) There are places in several spots. (Mr. Mosher: Surface lots at Peak 7 all accounted for.) (Mr. Mike Dudick, Breckenridge Grand Vacations: Any shortfall will be made up on the admin site. 68 turned into 65 at construction; adding the extra required spaces at the admin site.) (Mr. Mosher: Ski areas keep the parking at two locations.)

FINAL HEARINGS:

1) Grand Colorado Peak 8 East Building (MM) PL-2015-0215, 1595 Ski Hill Road

Mr. Mosher presented the final hearing 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 PMA variances for these improvements will be reviewed separately. The parking structures will come back another time.

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. Density and mass are below what was allowed with the Development Agreement.

Changes since the September 15, 2015 Planning Commission 2nd 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.

Point Analysis (Section 9-1-17-3): At this final review, staff has found the following:

Negative sixteen (-16) points are incurred for:

- Policy 6/R, Building Height: Negative ten (-10) for exceeding the recommended height by more than one-half story (68'-1")
- Policy 33/R, Energy Conservation: Negative three (-3) for heating all outdoor drives and plazas
- Policy 33/R, Energy Conservation: Negative three (-3) for three exterior gas fireplace pits

Positive twenty eight (+28) points are awarded for:

- Policy 6/R, Building Height: Positive one (+1) for providing density within the roof forms
- Policy 6/R, Building Height: Positive one (+1) for providing roof forms stepping down at edges
- Policy 15/R, Refuse: Positive one (+1) for having the refuse and recycling located inside the primary building
- Policy 18/R, Parking: Positive two (+2) for locating roughly 50% of the parking out of public view
- Policy 20/R, Recreational Facilities: Positive six (+6) for providing public use Ice Skating Rink

- Policy 22/R, Landscaping: Positive two (+2) for meeting the landscaping requirements for positive points
- Policy 24/R, Social Community: Positive six (+6) for greatly exceeding the required amenities
- Policy 25/R, Transit: Positive four (+4) for permanent, year-round, motorized transit system for use by residents and guests
- Policy 33/R, Energy Conservation – Renewable Energy Sources: Positive five (+5) for providing a 45% annual overall building energy savings compared to the baseline system

This shows a total passing score of positive twelve (+12) points

Staff received comment from public on traffic issues in front of sprung structures. No parking sign and delivery trucks and vehicles stopped in front creating one lane of traffic. Staff will review this issue in greater detail with the update to Ski Hill Road. Extra parking on site and off site. Some surface parking. 200 parking spaces agreement has been approved via the master plan as Ms. Wolfe noted in her update. Restrictions on passholders fees etc. No negative points on employee housing as the Applicant is providing slightly above the requirement. Infrastructure raising Ski Hill Road: digging up sewer and water. Everybody looking forward to this happening as it was part of the original master plan. All ski area functions can be relocated to this building (kids castle, sprung structures, etc.). All of those buildings will come down and be encompassed in this new building.

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. Staff is showing negative ten (-10) points for the height overage, positive one (+1) point for placing density in the roof forms and positive one (+1) point for the building forms stepping down at the edges. Did the Commission agree with the two positive 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 Ice Skating Rink. This has been reflected in the presented Point Analysis. Did the Commission concur?

The Planning Staff recommended approval of the presented Point Analysis for the Grand Colorado at Peak 8 East Building, PL-2015-0215, showing a passing score of positive twelve (+12) points.

The Planning Staff recommended approval of the Grand Colorado at Peak 8 East Building, PL-2015-0215, with the presented findings and conditions.

Commissioner Questions / Comments:

- Mr. Pringle: With respect to parking 200 spaces, are they going to be for any day skier? (Mr. Mosher: Defined as “winter recreational visitor”. Essentially passholders; you can get a pass, you can pay there will be some fee or parking pass associated with using the parking.) Are they going to be viable for the public? How will people know which specific spaces are available? (Mr. Mosher: Not just certain spaces in each lot; all of the spaces in the identified lots at Peak 7 and 8 are for this use.) All are available for day skiers? (Mr. Mosher: “winter recreational visitor”. Ski Area has about 6 extra identified at Crystal Peak Lodge or the Administration Lot.) That is part of the master plan? (Mr. Mosher: Yes. Part of the master plan. We don’t want to see 200 vehicles going up Ski Hill Road at once as free parking.)
- Ms. Dudney: On the skating rink, could you talk about rationale of 3 versus 6 points? (Mr. Mosher: The Applicant will address that.) All of precedents are three points and they are Town properties. (Mr. Mosher: The Nordic Center Lodge is precedent for private property. Let the Applicants do their presentation.)

Mr. Schuman: No questions. I am satisfied with the parking.

Applicant Presentation: Mr. Mike Dudick, Breckenridge Grand Vacations, and Mr. Matthew Stais, Matthew A. Stais Architects:

Mr. Dudick: Spaces in front of One Ski Hill Place; these don't count. These over here (indicated on plan) are operational, for check in. 21 at gondola turn station, 66 and 61 in deck, will not be free at any point, should not be free at is it is the most expensive real estate in town. Uphill skier parking is free prior to 8:30am. (Ms. Christopher: Do they have to leave at a certain time?) Yes, they do; at 8:30am. More clarity for you: we are very close to the 200 spaces with the various lots. Working with Rick Holman and Tim Berry, we feel we have accomplished what was required by the parking agreement and the Master Plan: of the 2,500 spaces, 200 are at the base of Peaks 7 and 8. Having some clarity on these agreements is a good thing. (Mr. Pringle: We save a lot of arguments for later.) Yes, it saves personal interpretation going on later.

Mr. Dudick showed and noted that the PowerPoint was mostly for the benefit of Ms. Leidal. Mr. Stais will pick up anything I butcher. We received positive twelve (+12) points via the staff report. Employee housing: we were negative ten (-10). We helped create some of the employee housing issues in town. I didn't feel comfortable coming in at positive two (+2) passing points with the housing impacts our company creates. Basically it cost us \$12,000 per employee housing point to get us from negative ten (-10) to zero (0). What we have agreed to do is to get 3,500 square feet of employee housing and deed restrict it. We are not going hoping to buy two Baldy Mountain Townhomes and then flip them. I would rather write a check to the Housing Authority to have a development that is more meaningful. The right thing for us to do is to get the employee housing points to zero (0). I wanted to set an example for other developers. This is voluntary but necessary. I have another pontification on energy. I want to thank Mr. Mosher noting that the heating of public surfaces for safety of the public is zero (0) points. Thank you. Policy consideration: maybe there should be a proportion relevant to the square footage of the building not a flat base number. The amount of private heated space for this development is less than 3% of the total. Building height: Showed difference between mass of previously approved 804 building and this building tonight looking down from the ski area. The new building is stepped back quite a bit improving the view corridor to the slopes. Showed the stepping back of the buildings from Ski Hill Road view as well. Landscaping: We think we deserve positive two (+2). Current Grand Colorado at Peak 8 (under construction) building received positive two (+2). The east building is 30% smaller, but we have similar amount (scope and count) of landscaping as on the first building and larger sizes. Amenities and social community: I call these "guest experience". We are not building a new lobby. That is the other building. Pools, hot tubs, media labs, computer areas: add and to maintain and preserve extra elbow room and keeping the extra space as promised to our guests. Guest experience amenities are proportionate; six times greater than required by code. Required 2,107 square feet and building over 13,000. Ice Rink: Precedent is Stephen C. West, but this is highly more visible to the public. At the Stephen C. West, you have to know where you are going. Even though ours is smaller, it has higher visual and social impact. Pinewood 2 got positive three (+3) points for a single track trail. Our rink will be open to public in winter months with nominal charges. After 5pm, new Stables Lot will be open to public to access the public skating lot at no charge. (Ms. Christopher: Will it be lit?) Yes. Not open in the summer time; waste of energy. Schedule: We have had a tumultuous 3 months in our company as you all know. We have to step back and see what is practical. We still have many things unsettled personally and within the company that still have to get settled. Most practical: building Ski Hill Road this summer. Building demo and mass excavation spring, summer and fall of 2017. Decking of stables lot summer of 2017. Road is a huge project. Here is private company building a public right of way. We will go vertical in spring of 2018. Identical to what we did for Grand Colorado Peak 8. Same thing, just kicking back a year. (Mr. Stais: One thing about Ski Hill Road, it will enable that to be done before building starts which changes the access point to create much more safety.) (Ms. Dudney: Grand Colorado Peak 8 timing?) 1st phase this November. Amenities next spring. Final phase 2018. (Mr. Stais: We want to have road substantially complete.) It's a big project. A lot of gear underneath that road that is 50 years old. (Ms. Dudney: That will take a year?) Planning that it will take a summer. Not a

long run but complicated to get it done. Get goofy knob fixed to make it safer. Town staff asked for crosswalk installed, striped and lit. We agreed. Showed view of construction with existing this past summer, sprung structure during construction and removal of spring structure.

Commissioner Questions / Comments:

- Mr. Pringle: Are we to draw any distinction in here where you mentioned visitor amenities skier dropoff lockers for visitors, day visitors and guests who are registered in hotels or in your units, is that fair, is there a distinction there? (Mr. Dudick: You can buy a time share and use it or deposit and go to Hawaii or put in rental pool. There might be visitors from the rental pool. A large population uses our property. Anybody that secures a unit is a guest of Grand Colorado and can use the amenities.) "Visitor" is highlighted in parts of the staff report. The day visitor that will come for the day to use amenities, is that guest registered to stay? (Mr. Dudick: There can be a day visitor to come use the ice rink. They would have to be an owner or a paid user of a unit with me to use the spa, other amenities etc. A visitor can mean a person using the ice rink or a person renting to stay at the building to use the amenities.) In the report we talk about "visitor" amenities. Then we talk about pool, theater being "guest" amenities; is there a distinction between the two? (Mr. Dudick: If you are using the amenities inside the unit, you would need to pay BGV for access.)
- Ms. Puester: I want to put on the record regarding Ms. Mathews-Leidal. Christie, you have read the past minutes and listened to the meeting recording?
- Ms. Leidal: Yes, I read both staff reports listened to the audio of the previous hearings regarding this application.

Ms. Christopher opened the hearing to public comment.

Mr. Richard Himmelstein, 19 Peak Eight Court: If you look at the Grand Colorado West between the two buildings that is my house there. Regarding the 200 parking spaces: Applicant needs that number; I know that 200 was just an arbitrary number. I have cars that come in my circle and wait to pick up people. If I could wave a magic wand I would say put all the 200 parking spaces at one location so many different locations will cause cars to circle around looking for spots. Recommend Planning staff talk to Council and reduce the amount. I think they can.

Where my house is, lots of people walk from Ski Watch. They often walk 4 to 5 abreast across our road. There is probably double the steepness of Ski Hill Road on Ski Watch Drive. Cars slide there all the time and it's really chaotic. I was very surprised when they moved the road and there was no sidewalk planned for there. Not sure if this is the right forum to request a new sidewalk along Ski Watch Drive for us. There is no access through the Grand Colorado building so I think it is important to have a sidewalk along Ski Watch drive for us. The original Master Plan showed a statement/entry sign at Ski Hill Road before One Ski Hill Place, but no one has moved forward with a statement sign to let people know that they have arrived at the base of Peak 8. I think it is time for that statement sign since we will now have more density and mass than what was originally approved on the original Master Plan. Ice rink: Originally thought positive three (+3) was appropriate for the rink, but now I agree with Mr. Dudick about the ambiance and they should get positive six (+6) points. I disagree with positive six (+6) points for amenities inside as those are for their guests only. One Ski Hill was a different animal; owners from Timber Trail, Crystal Peak, Mountain Thunder, Grand Lodge at Peak 7, they all shared the amenities and it is quasi-public. One question for Mr. Stais: I wanted to confirm that everything for Grand Colorado East and Grand Colorado West meets the Master Plan. Want to get confirmation for that issue. Thank you for your time. (Ms. Dudney: On the statement sign, I am not clear what you mean. - Mr. Stais showed a general location on a map.) We now are approving more mass and density than ever was planned, I am requesting that the statement sign be added and approved now; there's more activity, more people. (Ms. Dudney: There is confusion.) No; the statement sign is just that you have arrived at Peak 8. It adds to the ambiance; you have arrived at your destination.

There was no further public comment and the hearing was closed.

Commissioner Questions / Comments:

- Mr. Pringle: I would like to, with respect to “visitor” or “guest”, it comes back to the parking issue of who is the parking going to be available for, the “winter recreation visitor”? 68 spaces on both decks for “winter recreation visitor”, is that correct? It says “pedestrian” access. On page 31, it says “guests that park on lower level directed to upper level to cross Ski Hill Road”. Distinction between “guests” if guests can park in Stables Lot; are those going to be allowed to park in the lot? (Mr. Mosher: Both.) (Mr. Grosshuesch: There is no restriction on those parking spaces as far as guest, they can park there and pay any associated fee. When someone pays to park in the Gondola Lots, we don’t check to see where they are going from the lot. The same will be true in these lots.) If there are guests that stay at the hotel, are they parking on the lower lot? Then we don’t have those spaces for the general public?) (Mr. Dudick: The upper deck can have Grand Colorado guests; the lower deck is the ski area. Right now it is employee only; next season it will be open to guests.) Guests of hotel and visitors; the report says guests are we going to put guests of the hotel into the public lot? (Mr. Dudick: My understanding is their lower lot is for close in paid guests.) (Ms. Puester: All of this has been clarified and approved in the parking agreement and Master Plan with the Town Council.) (Mr. Stephen C. West: We have an agreement with Town. 200 spaces are for “winter recreation visitors”. Both One Ski Hill Place and Grand Colorado East have plenty of excess spaces for those uses associated with their uses. The Stables Lot is for “winter recreation visitors”, not reserved for those staying at the condo/hotels.) (Mr. Mosher: This is spelled out very clearly in the Master Plan. Recommend you read that Master Plan and contact me with any questions.)
- Mr. Lamb: All the points: I am fine with the negative ten (-10) and positive one (+1), positive one (+1) for building height. Fine with positive points for landscaping. Positive six (+6) for amenities; I support strong precedent like skating rink idea. Good project hard to argue with the final score of positive twelve (+12) points.
- Mr. Schuman: I Agree with Mr. Lamb on all those points. This is a really good example for developers to see.
- Ms. Leidal: I agree with Staff’s interpretation on height and roof form stepping down. I support positive two (+2) for landscaping. You did it at the last hotel; would you consider 50 % of aspens to be multi stem? I support positive six (+6) points for amenities. On the skating rink, I would support positive three (+3) as I compare it to the existing ice rink. It’s not open year round; and we don’t want it to be. I see it more as an amenity for your guest instead of people going up there.
- Ms. Dudney: Negative ten (-10) I understand and support the added positive; I support positive one (+1) and positive one (+1) for stepping down; no negative points for parapet length. I agree with positive two (+2) for landscaping. I do support positive six (+6) for amenities, but I understand Mr. Himmelstein’s’ concerns. I wish the amenities were public amenities not just the guest but understand the precedent with the Code. Positive six (+6) for skating; looking for rationale on impact.
- Mr. Pringle: Size on skating rink? (Mr. Stais: 40’ x 70’.) Thank you, Mr. Dudick, and all your team for how you are approaching mitigating the employee housing need. The private sector creates a lot of the impact and I applaud you for stepping up. It is not the public’s job. I agree with negative three (-3) points on energy conservation; goes a long way for safety on there. I agree with negative ten (-10) points for height and two positive (+2) points for roof form density and stepping down. I don’t believe negative points should be assessed for parapet length; there is enough relief; agree with staff report. Positive two (+2) for landscape if there is place for additional positive points this would be it. Positive six (+6) for added amenities: Ms. Dudney is absolutely correct, there should be more for public precedence for positive

six (+6). You have enough to pass. Getting a lot of points for rink and you are assuming responsibility for running the rink from here on out. Ok with positive six (+6) points. In favor with change on Findings and Conditions that Staff passed out and thank you to Mr. West for clarifying on the parking.

Mr. Schroder: I agree with point analysis presented by staff.

Ms. Christopher: I agree with 1, 2 and 3 and amended Findings and Conditions. I would agree with Ms. Leidal on positive three (+3) for skating rink as it is only used a portion of year and not used as much as indoor. Thank you for strong project and for working on the employee housing.

Mr. Pringle: Mr. Stais, excellent building. This is really starting to come together wonderfully. I can't wait to see the ensuing buildings come down in the future. They did it right thank you guys.

Mr. Schuman made a motion to approve the point analysis for the Grand Colorado Peak 8 East Building, PL-2015-0215, 1595 Ski Hill Road, showing a passing point analysis of positive twelve (+12) points. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Schuman made a motion to approve the Grand Colorado Peak 8 East Building, PL-2015-0215, 1595 Ski Hill Road, with the corrected findings and conditions presented at this evening's meeting. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

- 1) Class C Subdivisions Approved for Q4, 2015 (JP) (Memo Only)
- 2) Class D Majors Approved for Q4, 2015 (JP) (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 8:22pm.

Kate Christopher, Chair

Planning Commission Staff Report

Subject: Marvel House Addition, Restoration, and Landmarking
(PL-2015-0328, Final Hearing, Class B Minor-Historic)

Proposal: To restore portions of the historic Marvel House (remove some non-compliant additions and restore the remaining portions), add a full basement with a separate living unit, connect a new residence to the back of the historic house and build a new separate garage (with an accessory apartment above) along the alley and to seek local landmark designation from the Town Council. The property will be re-subdivided under a separate application.

Date: January 20, 2016 (For meeting of February 2, 2016)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Kathie Sieben

Agent: Janet Sutterley, Architect

Address: 318 North Main Street

Legal Description: Lot 16, Snider Addition

Site Area: 0.28 acres (12,143 sq. ft.)

Land Use District: 11, Commercial - 1:3 Floor Area Ratio (FAR); Residential - 12 Units per Acre (UPA)

Historic District: 4 - North Main Street Residential Character Area

Site Conditions: The existing historic house is located at the west portion of the property with an ample front yard setback. A specimen spruce tree is located along the mid portion of the south edge of the lot. A non-historic trash enclosure sits adjacent to the alley at the northeast corner of the property.

Adjacent Uses: North: A small historic residential cabin East: Alley and Residential
South: Red, White, and Blue Fire Station No. 1 West: North Main Street

Density:

Allowed Density:	Allowed under LUGs:	
	Commercial (proposed)	1,770 sq. ft.
	Residential (remaining after commercial use):	3,012 sq. ft.
Existing Density:	Marvel House:	1,550 sq. ft.
Proposed Density:	Marvel House main (commercial):	1,410 sq. ft.
	Marvel House lower (commercial):	360 sq. ft.
	<u>Basement under Historic Portion (will not count towards overall density)</u>	

Marvel House lower (residential):	950 sq. ft.
Marvel House lower (commercial):	210 sq. ft.
1/2 of the Connector (commercial):	76 sq. ft.
New House upper (residential):	574 sq. ft.
New House main (residential):	1,002 sq. ft.
New House lower (residential):	850 sq. ft.
Barn main (residential):	61 sq. ft.
Barn upper (residential):	401 sq. ft.
<hr/>	
Total density:	4,734 sq. ft.

**Above Ground
Density:**

Recommended @ 9 UPA:	4,104 sq. ft.
Proposed @7.67 UPA:	3,420 sq. ft.

Mass:

Allowed Mass:

Allowed under LUGs:	
Commercial (proposed)	1,770 sq. ft.
<u>Residential (remaining):</u>	<u>3,614 sq. ft.</u>
Total Allowed:	5,384 sq. ft.

Existing Mass:

Marvel house (commercial):	1,550 sq. ft.
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Proposed Mass:

Marvel House main (commercial):	1,410 sq. ft.
1/2 of the Connector (commercial):	76 sq. ft.
1/2 of the Connector (residential):	76 sq. ft.
New House upper (residential):	574 sq. ft.
New House main (residential):	974 sq. ft.
Barn main (residential):	61 sq. ft.
Barn upper (residential):	401 sq. ft.
Barn Garage:	601 sq. ft.
<hr/>	
Total Mass:	4,049 sq. ft.

Height:

Recommended:	23 ft. to mean
Proposed (New House):	23 ft. (mean)
	25.5 ft. (overall)

Lot Coverage:

Building / non-Permeable:	4,073 sq. ft. (34% of site)
Hard Surface / non-Permeable:	3,032 sq. ft. (25% of site)
Open Space / Permeable Area:	5,038 sq. ft. (41% of site)

Parking:

Required:	6.28 spaces
Proposed:	6.00 spaces*

* Remaining parking to be fee in lieu in Service Area

Snowstack:	Required:	758 sq. ft. (25%)
	Proposed:	760 sq. ft. (25%)
Setbacks:	Front (15 ft. suggested):	28.2 ft.
	North Side (5 ft. suggested):	5 ft.
	South Side (5 ft. suggested):	5 ft.
	Rear (15 ft. suggested):	15 ft.

Property History

The Marvel House was built in 1899 as the new home for the Danford P. Marvel family. As it then existed, the house consisted of a front parlor, a sitting room, a dining room, an upper half-story bedchamber, and two porches. In 1901, a new kitchen and bathroom were added to the original structure. A small addition to the northeast corner was constructed during the 1980's. The building has hosted several different businesses over the years, including: retail, restaurants, funeral home, and current use as a Montessori School.

At the November 17, 2015 Planning Commission meeting we heard support for the presented changes and associated point assignment. At that meeting, Staff had asked questions regarding design and length of the connector element, the roof forms, the mass and architecture of the addition, the landscaping, and support for landmarking and the point analysis. At that meeting, all of the Commissioners were supportive of Staff's recommendations and the Point Analysis. The Agent and Applicant are submitting for this final review with no additional changes.

Changes since the November 17, 2015 Planning Commission Meeting

1. The Engineering Department has included a waiver allowing more than one driveway cut for this property (discussed below).
2. A color material board is included this report.

Staff Comments

The last meeting introduced a long list of Policies from the *Handbook of Design Standards for the Historic and Conservation Districts* and the *Design Standards for the Historic District Character Area #4: North Main Residential*. Staff has worked with the applicant addressing many of the concerns listed in the last report. We heard full support for the revised plans (unchanged in this submittal) and the policies listed below.

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

The plans show that the height of the one-story connector is clearly lower than either structure. The edges step in at least 2-feet (2 to 10-feet). The proposed form is a simple gable with a door, barn doors for trash, and a window. The length of the connector separates the historic structure from the new by 18-feet. Staff believes the design meets the intent of Policy 80A by clearly separating the massing modules with a subordinate form and design. At the last hearing, we heard unanimous Commissioner support for this design.

Priority Policy 178: *New buildings should be in scale with existing historic and supporting buildings. Development densities of less than nine units per acre are recommended.*

The proposed overall above ground density for this development is 7.67 UPA, which is less, than the recommended 9 UPA.

Priority Policy 81. *Build to heights that are similar to those found historically.*

Similar to the Judge Silverthorne House development (PC#2007004), the North Main Street Residential Character Area does not require that the average module size be met when within 9 UPA. As the masses are at the back of the lot and screened from Main Street, staff believes the intent of this policy has been met and the Commission concurred.

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

The views from Main Street are buffered by the distance to the new additions (50-feet back to the New House) and the existing large specimen spruce tree blocking the Barn.

Building Setbacks

9-1-19-24R: Policy 24 (Relative) Social Community:

F. Moving Historic Structures: A structure derives part of its historic significance from its setting, which includes the property itself, associated landscaping, view corridors, and other buildings...

-10 points: Relocating a historic primary structure between five feet (5') and ten feet (10') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context.

The drawings now show that the Marvel House will be moved 10-feet west and 3-feet south (enough to meet the suggested relative setback of 5-feet). As a result of this move, negative ten (-10) points are shown on the attached Point Analysis.

Building architectural details, finishes, and materials

Historic Marvel House: The historic have new opaque stain applied to the existing lap siding. Any damaged siding will be repaired or replaced in kind. A new roof will be an asphaltic composition shingle with a wood look. All historic windows will be repaired and restored.

The Connector and the Barn will have rough sawn vertical with an 'old oily' stain. The roof will be dull or rusted metal- or asphaltic composition shingle.

The New House will have a combination of smooth vertical & horizontal channel rustic siding. The translucent stain will complement the Marvel House (colors that matched applied in different locations). The roof will be a dark charcoal asphaltic composition shingle on steep roofs and dull or rusted corrugated metal on the lower accents roofs.

Proposed Historic Preservation of Marvel House

The drawings show the removal of the non-historic upper level roof to the east of the original historic ridgeline. The historic windows, doors, siding, and architectural details will be restored.

A full basement, new plumbing, new electrical, and reinforcement of walls and roof is planned for the Marvel House to be used for commercial uses, mechanical needs and an apartment. Staff believes the proposed preservation on the Marvel House warrants positive six (+6) points as described below. Per 9-1-19-24R: Policy 24 (Relative) Social Community:

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

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

At the last meeting we heard support from the Commission for awarding these points for the restoration.

9-11-3: Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts: The applicant is seeking local landmark status for the Marvel House.

At the last meeting we heard Commission support to recommend to Town Council that an ordinance be made locally landmarking the Marvel House.

Parking (18/A & 18/R): This property has an existing driveway that runs through to the alley in the south side yard. The driveway cut from Main Street is proposed to remain with two parking spaces and the connection to the alley eliminated. This property is also within the Town's Parking Service Area. This allows commercial/retail uses to pay for parking off-site. Parking for all residential uses must be provided on-site. The required parking for the New House is 2-spaces. The accessory apartment over the Barn requires 1-space. The apartment below the Marvel House requires 1-space. The commercial uses require 2.28 spaces. All parking is shown on-site with the exception of the 0.28 space needed for the commercial use. This will be required as a Condition of Approval, to be purchased from the Town in the Parking Service area.

Per 9-3-9: Design Standards For Off Street Parking Facilities:

3. Frequency Of Driveways: No two (2) driveways connecting a public street, alley or highway to an off street parking area shall be within thirty feet (30') of one another at their intersections with the property line, curb line, right of way line or the physically established edge of the public street, alley or highway, whichever is most restrictive. One driveway shall be allowed per lot unless otherwise permitted by the town engineer. (Emphasis added.)

9-3-16: Relief Procedures:

A. The planning commission, or the town council if the decision of the planning commission is called up, may grant a variance, exception or waiver of condition from any requirement of this chapter, upon written request by a developer or owner of property subject to this chapter, following a public hearing, and only upon finding that: 1) a strict application of such requirement would, when regarded as a

whole, result in confiscation of the property or 2) that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal or requirement. No variance, exception or waiver of condition shall have the effect of nullifying the intent and purpose of these regulations. The planning commission or town council shall not approve a variance, exception or waiver of condition unless it makes findings based upon the evidence presented to it in each specific case that:

- 1. The granting of the variance, exception or waiver of condition will not be detrimental to the public health, safety, or welfare or injurious to other property;*
- 2. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;*
- 3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and*
- 4. The relief sought will not in any manner vary the provisions of the development code, town master plan or other town law, except that those documents may be amended in the manner prescribed by law.*

The parking strip off the alley exceeds the number of driveways cuts that are allowed per the Section of the Code above. Staff has consulted the Streets and Engineering Department and they have no concerns with the additional curb cut. A waiver from this provision has been granted by the Engineering Department and is included with this report.

Staff finds that:

1. The granting of the variance, exception or waiver of condition will not be detrimental to the public health, safety, or welfare or injurious to other property as the property is accessed from two rights of way, Main Street and the Main Street Alley.
2. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property as the property will have both commercial uses accessed from Main Street and residential use accessed from the alley. The Town supports keeping traffic of the two uses separated.
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, distinguished from a mere inconvenience, if the strict letter of these regulations is carried out as the multiple driveway cuts help facilitate the restoration of a historic structure.
4. The relief sought will not in any manner vary the provisions of the development code, town master plan or other town law, except that those documents may be amended in the manner prescribed by law as the second driveway cut does not create an additional burden for current snow removal operations.

A special finding has been added. We ask for Commission support for this waiver.

9-1-19-22: Policy 22 (Absolute and Relative) Landscaping: The applicants are seeking positive two (+2) points under this policy. For positive two points, the Code suggested the following:

Proposals that provide some public benefit. Examples include: the preservation of specimen trees as a result of a new building footprint configuration to preserve the trees; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes (a minimum of 2.5 inch caliper for deciduous trees and 8 feet for evergreen trees); utilizing a variety of species; and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. In general, plantings are located within zone one.

Recent past precedent for a project that was awarded positive two points was the Epic on French Duplex (PC#2013113) which provided the following: (6) 8'-10' tall spruce trees, (12) 2.5" caliper aspen trees, (4) chokecherry 2.5" minimum caliper, (2) narrowleaf cottonwood 3" minimum caliper, various shrubs to screen service areas, and the preservation of a specimen evergreen tree on east side of property, provides some public benefit of screening and buffering. The Marvel House plans are showing:

- Preservation of the 4 existing specimen spruce trees
- 4 (8-10 ft tall - 50% of each size) native Englewood spruce trees
- 10 (2.5 to 3.0 in. caliper- 50% of each size) aspen (50% multi-stem)
- 3 (2-2.5 in. caliper) spring snow crabapple
- 12 (5 gal.) mixed native shrubs

The proposed sizes show that 50% of the spruce and aspen meet suggested positive two (+2) point minimum and the other 50% are larger. At the last meeting we heard Commissioner support for the proposed landscaping plan and for awarding positive two (+2) points. This is reflected on the attached Point Analysis.

9-1-19-33R: Policy 33 (Relative) Energy Conservation: The applicants intend to provide a draft and final HERS analysis showing the finished buildings (existing and proposed) with the final submittal to meeting the index below.

<u>Points</u>	<u>New Residential HERS Index</u>	<u>Existing Residential (Prior To August 14, 2012); Percentage (%) Improvement Beyond Existing HERS Index</u>
<u>+2</u>	61 - 80	10 - 29%

We are showing positive two (+2) points under this Policy.

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

Relative Policy 24, The Social Community:

Negative ten (-10) points for moving the Marvel House 10-feet west and 3-feet south

Positive six (+6) points for the restoration plans.

Relative Policy 22, Landscaping - Positive two (+2) points for the proposed landscaping.

Relative Policy 33, Energy Conservation - Positive two (+2) points for the two HERS index scores.

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

Staff Recommendation

The applicant and agent have worked closely with Staff and responded well to Commission direction to bring this final review to you. We have only one question for the Commission:

1. Does the Commission support granting a waiver under Section 9-3-16: Relief Procedures of the Town Code for this application to allow 2 driveway cuts for the property located at 218 N. Main Street, Lot 16 Snider Addition?

Staff recommends the Planning Commission endorse the attached Point Analysis for the Marvel House Addition, Restoration, and Landmarking, PL-2015-0328, showing a passing score of zero (0) points.

Staff recommends the Planning Commission approve the Marvel House Addition, Restoration, and Landmarking, PL-2015-0328 with the attached Findings and Conditions.

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

Final Hearing Impact Analysis				
Project:	Marvel House Addition, Restoration, and Landmarking	Positive Points	+10	
PC#	PL-2015-0328			
Date:	1/20/2016	Negative Points	- 10	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	0	LUD 11 allows both Residential and Commercial uses.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	<p>Allowed Density: Allowed under LUGs: Commercial (proposed) 1,770 sq. ft. Residential (remaining after commercial use): 3,012 sq. ft.</p> <p>Existing Density: Marvel House: 1,550 sq. ft.;</p> <p>Proposed Density: Marvel House main (commercial): 1,410 sq. ft. Marvel House lower (commercial): 360 sq. ft. <u>Basement under Historic Portion (will not count towards overall density)</u> <u>Marvel House lower (residential): 950 sq. ft.</u> <u>Marvel House lower (commercial): 210 sq. ft.</u></p> <p>1/2 of the Connector (commercial): 76 sq. ft.</p> <p>New House upper (residential): 574 sq. ft. New House main (residential): 1,002 sq. ft. New House lower (residential): 850 sq. ft. Barn main (residential): 61 sq. ft. <u>Barn upper (residential): 401 sq. ft.</u> Total density: 4,734 sq. ft.</p>
4/R	Mass	5x (-2>-20)	0	<p>Allowed Mass: Allowed under LUGs: Commercial (proposed) 1,770 sq. ft. Residential (remaining): 3,614 sq. ft. Total Allowed: 5,384 sq. ft.</p> <p>Existing Mass: Marvel house (commercial): 1,550 sq. ft.</p> <p>Proposed Mass: Marvel House main (commercial): 1,410 sq. ft.</p> <p>1/2 of the Connector (commercial): 76 sq. ft. 1/2 of the Connector (residential): 76 sq. ft.</p> <p>New House upper (residential): 574 sq. ft. New House main (residential): 974 sq. ft.</p> <p>Barn main (residential): 61 sq. ft. Barn upper (residential): 401 sq. ft. Barn Garage: 601 sq. ft.</p> <p>Total Mass: 4,049 sq. ft.</p>
5/A	Architectural Compatibility	Complies	0	
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	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)		Recommended: 23 ft. to mean - Proposed (New House): 23 ft. (mean); 25.5 ft. (overall)
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	0	The drawings show the Marvel House 28-feet off the front property line and 5-feet from the north property line. Both the New House and the Barn are shown 5-feet from the side property lines, meeting the suggested relative setbacks. The New House is shown 15-feet from the public alley, meeting the relative setback. The Barn is 23-feet off the rear property line.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		Roll-away receptacles stored in new Connector for all uses.
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	External Circulation	Complies		
18/A	Parking	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	Loading	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	Landscaping	Complies		

22/R	Landscaping	2x(-1/+3)	+2	<ul style="list-style-type: none"> • Preservation of the 4 existing specimen spruce trees • 4 (8-10 ft tall - 50% of each size) native engelwood spruce trees • 10 (2.5 to 3.0 in. caliper- 50% of each size) aspen (50% multi-stem) • 3 (2-2.5 in. caliper) spring snow crabapple • 12 (5 gal.) mixed native shrubs <p>The proposed sizes show that 50% of the spruce and aspen meet suggested positive two (+2) point minimum and the other 50% are larger.</p>
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)	0	Recommended @ 9 UPA: 4,104 sq. ft. - Proposed @ 7.67 UPA: 3,420 sq. ft.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	The drawings show the removal of the non-historic upper level roof to the east of the original historic ridgeline. The historic windows, doors, siding, and architectural details will be restored. A full basement, new plumbing, new electrical, and reinforcement of walls and roof is planned for the Marvel House to be used for commercial uses, mechanical needs and an apartment.
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15	- 10	The drawings now show that the Marvel House will be moved 10-feet west and 3-feet south (enough to meet the suggested relative setback of 5-feet).
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	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	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	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	+2	The applicants intend to provide a draft and final HERS analysis showing the finished building with the final submittal to meet the New Residential HERS Index at 61 - 80 and Existing Residential (Prior To August 14, 2012); Percentage (%) Improvement Beyond Existing HERS Index at 10 - 29%

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	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Marvel House Addition, Restoration, and Landmarking
Lot 16, Snider Addition
318 North Main Street
PL-2015-0328**

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 20, 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 **February 2, 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. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.
8. The determination that the Application complies with Policy 18 (Absolute)(Parking) and therefore complies with 9-3-9: (Design Standards For Off Street Parking Facilities), specifically:

3. Frequency Of Driveways: No two (2) driveways connecting a public street, alley or highway to an off street parking area shall be within thirty feet (30') of one another at their intersections with the property line, curb line, right of way line or the physically established edge of the public street, alley or highway, whichever is most restrictive. One driveway shall be allowed per lot unless otherwise permitted by the town engineer. Circular driveways consisting of two (2) curb cuts onto a street are not permitted. Existing circular driveways or multiple driveways shall be reduced to one driveway curb cut as a condition of the issuance of a development permit for future development of the subject property in accordance with the following schedule: a) within the conservation district, whenever a class B minor development permit or higher is issued; and b) outside the conservation district, whenever a class D major development permit or higher is issued.

is based on the following unique circumstances concerning the real property that is the subject of the Application:

9. This property fronts Main Street and the vehicular access to the commercial uses is off of Main Street. The application is proposing two separate residential uses. Residential parking must be placed on the same property as the residential use.

10. An absolute policy is defined by Section 9-1-5 of the as “a policy which, unless irrelevant to the development, must be implemented for a permit to be issued.”

11. A waiver is defined in Section 9-3-16 (Relief Procedures) of the Off Street Parking Regulations:

A. The planning commission, or the town council if the decision of the planning commission is called up, may grant a variance, exception or waiver of condition from any requirement of this chapter, upon written request by a developer or owner of property subject to this chapter, following a public hearing, and only upon finding that: 1) a strict application of such requirement would, when regarded as a whole, result in confiscation of the property or 2) that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal or requirement. No variance, exception or waiver of condition shall have the effect of nullifying the intent and purpose of these regulations. The planning commission or town council shall not approve a variance, exception or waiver of condition unless it makes findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance, exception or waiver of condition will not be detrimental to the public health, safety, or welfare or injurious to other property;

2. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

4. The relief sought will not in any manner vary the provisions of the development code, town master plan or other town law, except that those documents may be amended in the manner prescribed by law.

12. The Applicant seeks a waiver from the portions of 9-3-9: (Design Standards For Off Street Parking Facilities); *which provides that One driveway shall be allowed per lot unless otherwise permitted by the town engineer.*

13. The Applicant has filed the required application for a waiver, and paid the applicable fee.

14. All required notice with respect to the hearing on the Applicant’s request for a variance has been given as required by the Development Code.

15. The Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

1. The granting of the variance, exception or waiver of condition will not be detrimental to the public health, safety, or welfare or injurious to other property;.

Reason/Factual Basis for Finding: The property is accessed from 2 rights of way, Main Street and the Main Street Alley.

2. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

Reason/Factual Basis for Finding: The property will have both commercial uses accessed from Main Street and residential use accessed from the alley. The Town supports keeping traffic of the two uses separated.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

Reason/Factual Basis for Finding: The multiple driveway cuts help facilitate the restoration of a historic structure.

4. The relief sought will not in any manner vary the provisions of the development code, town master plan or other town law, except that those documents may be amended in the manner prescribed by law.

Reason/Factual Basis for Finding: The second driveway cut does not create an additional burden for current snow removal operations

16. Accordingly, the Applicant's request for a waiver from the requirements of 9-3-9: (Design Standards For Off Street Parking Facilities) as described in the Application and supporting documentation, is GRANTED, subject to the following conditions:

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **February 9, 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.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
11. **The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Marvel House Addition, Restoration, and Landmarking shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.**
12. **An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic buildings' ridge heights shall be submitted to the Town. An ILC showing the top of the existing buildings' ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.**
11. Applicant shall submit a preliminary HERS Confirmed Home Energy Rating Report prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed development has a HERS Index number from 61-80 for the new structures and a percentage (%) Improvement Beyond Existing HERS Index of 10 - 29% for the existing house.
13. **Applicant shall pay to the Town of Breckenridge a fee in-lieu for 0.28 parking spaces in the Parking Service Area.**
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).

16. 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.
17. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. 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.
19. 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.
20. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

23. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. **Applicant shall submit a final HERS Confirmed Home Energy Rating Report prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed development has a HERS Index number from 61-80 for the new structures and a percentage (%) Improvement Beyond Existing HERS Index of 10 - 29% for the existing house.**
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.

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

(Initial Here)

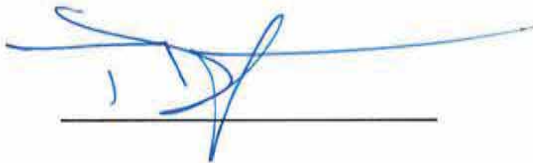
January 19, 2016

Driveway Waiver
218 N. Main St, Lot 16 Snider Addition

The Town of Breckenridge Engineering Department has approved 2 driveway cuts for the property located at 218 N. Main Street, Lot 16 Snider Addition, based upon the following conditions of the site and proposed project:

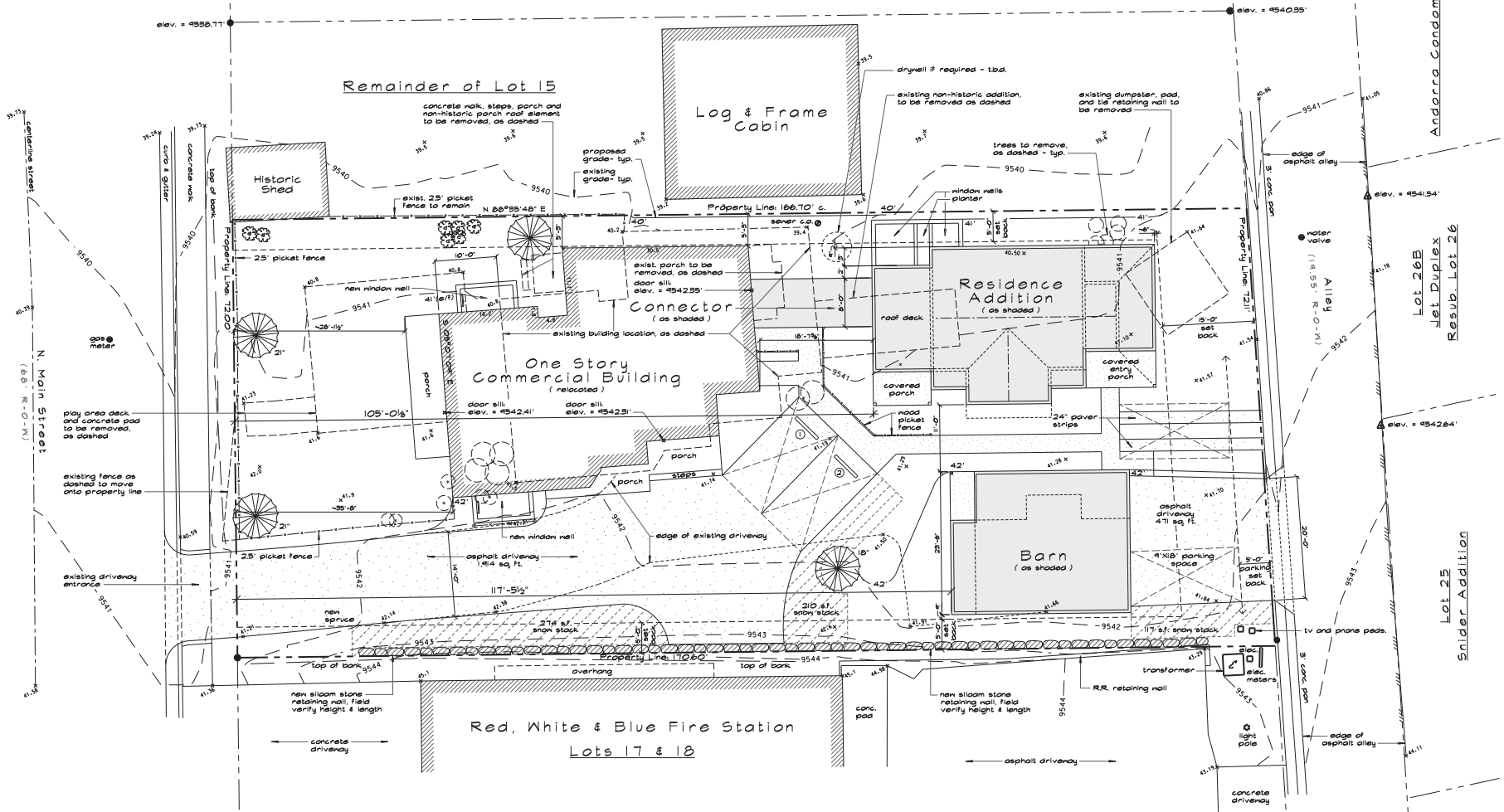
- The property is accessed from 2 rights of way, Main Street and the Main Street Alley.
- The property will have both commercial uses accessed from Main Street and residential use accessed from the alley. The Town supports keeping traffic of the 2 uses separated.
- The multiple driveway cuts help facilitate the restoration of a historic structure.
- The second driveway cut does not create an additional burden for current snow removal operations

The Town reserves the right to revoke the approval of 2 driveways for this property upon issuance of a Class B minor development permit or higher in accordance with 9-3-9: Design Standards For Off Street Parking Facilities.



Tom Daugherty, Town Engineer

Dasse Court Subdivision
Resub. Lot 15



Site Calculations

Historic Footprint:	1,601 Sq. Ft.
New Building Footprint:	1,920 Sq. Ft.
Porches, decks and patios:	819 Sq. Ft.
Driveway & Parking:	2,269 Sq. Ft.
Total Lot Coverage (54.5%)	6,609 Sq. Ft.
Lot Size:	12,143 Sq. Ft.
Open Space (45.5%)	5,534 Sq. Ft.
Snow stock provided:	601 Sq. Ft.
Required 2,269 Sq. Ft. x 25%	566 Sq. Ft.

Marvel House
LOT 16, SNIDER ADDITION
ADDRESS: 310 N. Main Street
LOT = 12,143 SQ. FT. / 0.274 ACRES

UPPER LEVEL HOUSE ADDITION: USGS, 9553.00'	= ARCH, 10'-0"
MAIN LEVEL HOUSE ADDITION: USGS, 9543.00'	= ARCH, 100'-0"
BARN ADDITION: USGS, 9542.50'	= ARCH, 99'-6"
MAIN LEVEL HISTORIC COMMERCIAL: USGS, 9542.75'	= ARCH, 99'-9"
(EXISTING: USGS, 9542.35'	= ARCH, -99'-4"
LOWER LEVEL HISTORIC COMM. / RES: USGS, 9533.17'	= ARCH, 90'-2"

Site Plan, Master Plan
Scale 1/8" = 1'-0"

MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

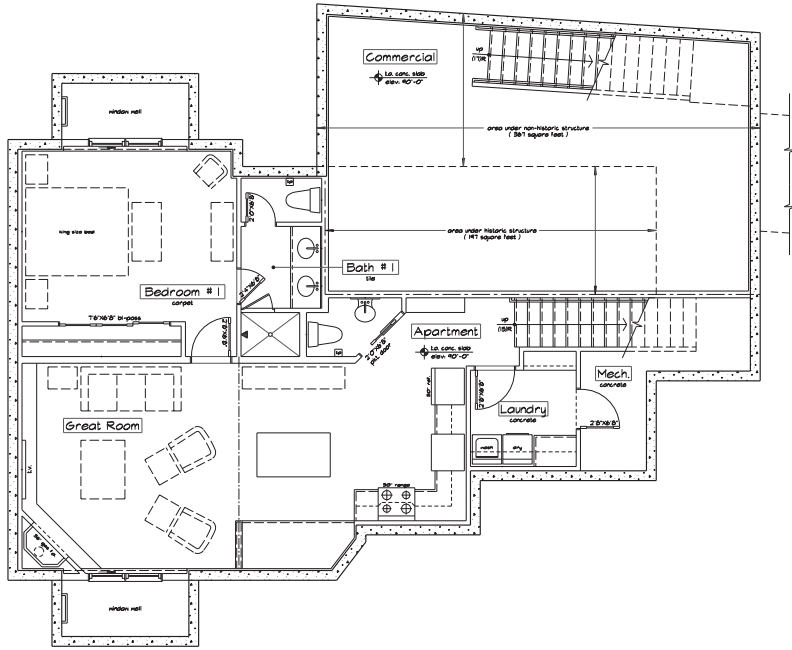
Master Plan, Site Plan
Scale: 1/8" = 1'-0"
Date: 11-20-2019

Lot 25 Snider Addition

architectural consultation

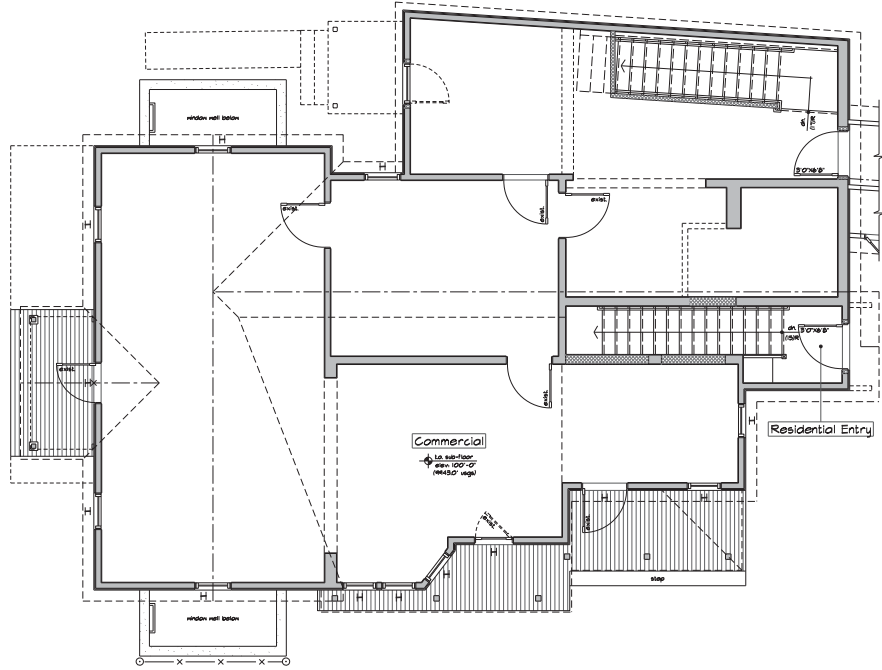
J.L. SUTTERLY ARCHITECT
ARCHITECTS
P.O. BOX 3816 BRECKENRIDGE, CO. 80424
(970) 451-5715







Lower Level Floor Plan
 Scale: 1/4" = 1'-0"
 Lower Level Commercial Sq. Ft. = 147
 Historic Sq. Ft. = 147
 Non-historic Sq. Ft. = 367
 Total Commercial Sq. Ft. = 514
 Lower Level Residential Sq. Ft. = 405
 Living Sq. Ft. = 405





Main Level Floor Plan
 Scale: 1/4" = 1'-0"
 Total Commercial Sq. Ft. = 1,416
 Residential Entry Sq. Ft. = 50

MARVEL HOUSE
 ADDITION & RESTORATION
 LOT 16, SNIDER ADDITION
 TOWN OF BRECKENRIDGE, CO.

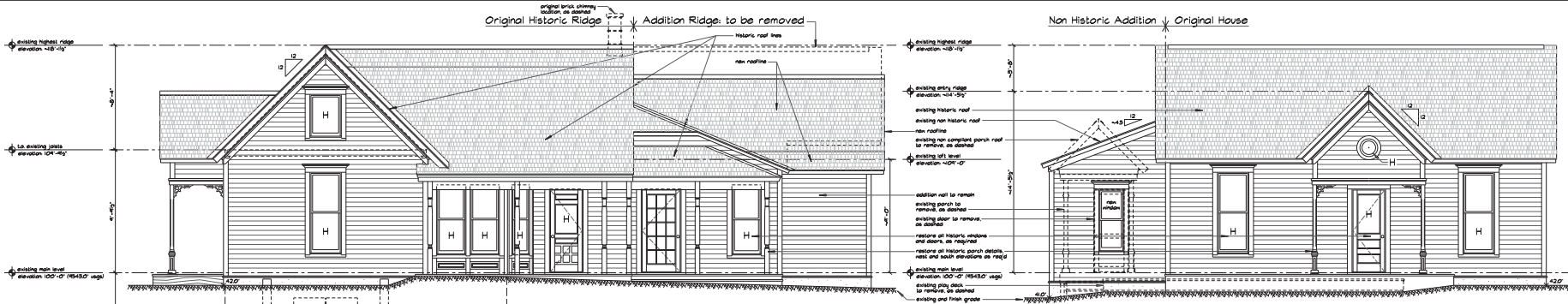
Hist. Marvel House:
 Lower Level Plan
 Main Level Plan
 Scale: 1/4" = 1'-0"
 Date: 11-20-2015



architectural
 consultation

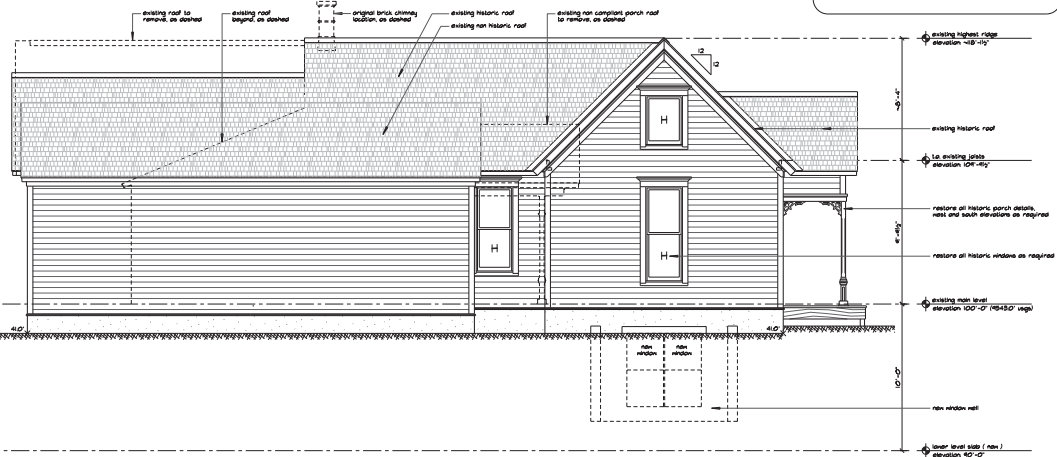
 J.L. SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 9849
 Breckenridge, CO 80424
 (970) 455-3719





South Elevation
Scale: 1/4" = 1'-0"

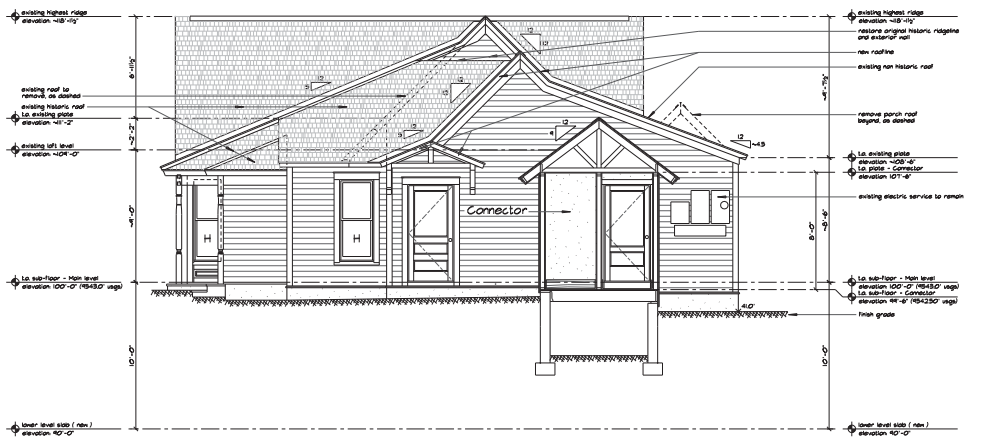
West Elevation
Scale: 1/4" = 1'-0"



North Elevation
Scale: 1/4" = 1'-0"

- General Notes: Restoration
1. Restore all historic windows and doors and trim as required.
 2. Restore all architectural details, fascia and miscellaneous trim as required.
 3. Repair and restore south and west porch elements as required.
 4. Remove non-historic non-compliant upper level attic / mechanical area and restore original roof termination.
 5. Remove non-historic non-compliant north west porch, steps and roof as noted.
 6. Provide all code required mechanical, plumbing and electrical upgrades.
 7. Relocate mechanical to basement as shown on plans.
 8. Restore front yard per historic guidelines. Remove non-compliant concrete and decking.
 9. Restore and replace front yard fencing as required.

East Elevation
Scale: 1/4" = 1'-0"

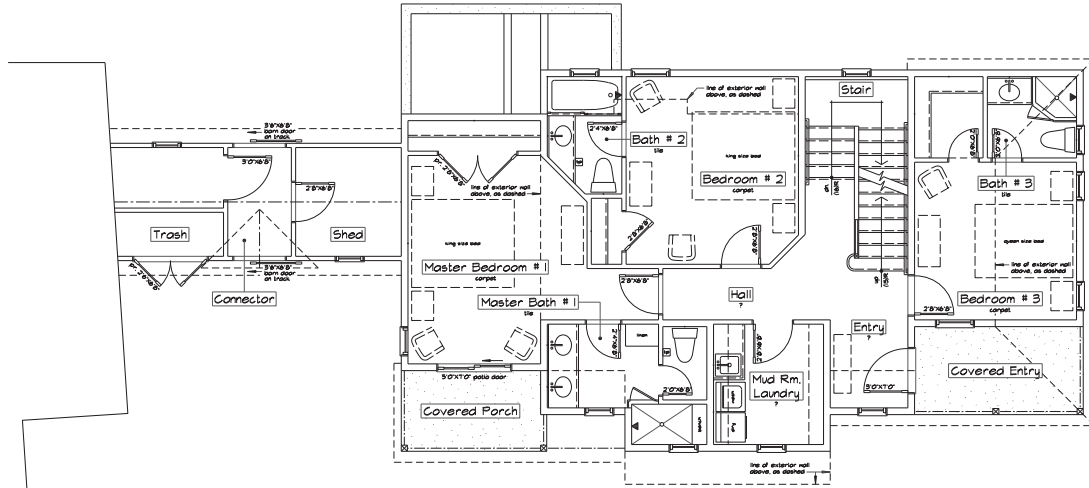


MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

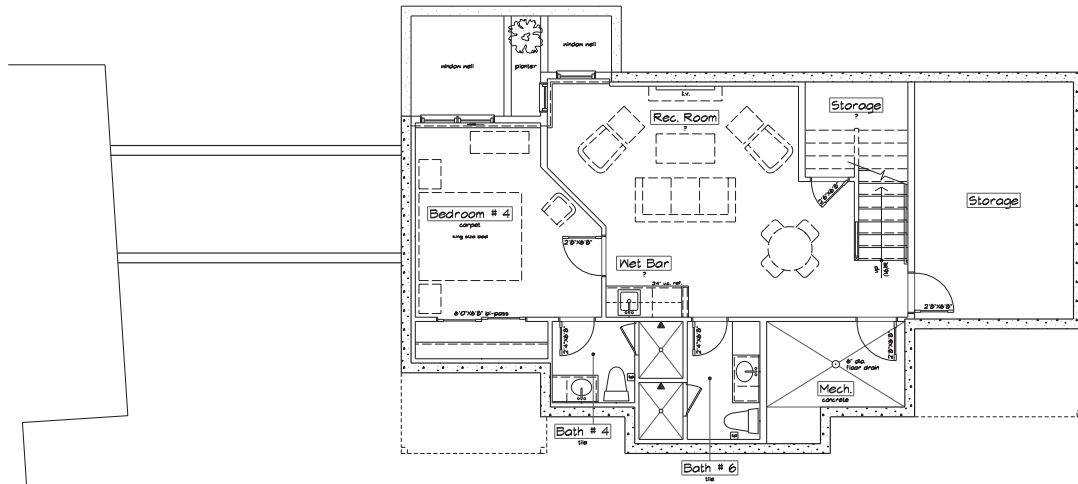
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 11-20-2015

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consultation
JL SUTTERLY ARCHITECT
BRECKENRIDGE, CO. 80424
p.o. box 8849 (870) 455-3718





1
A-4
Main Level Floor Plan
Scale: 1/4" = 1'-0"
Main Living Sq. Ft. = 1,002 density



2
A-4
Lower Level Floor Plan
Scale: 1/4" = 1'-0"
Lower Living Sq. Ft. = 423 density
Mechanical Sq. Ft. = 74

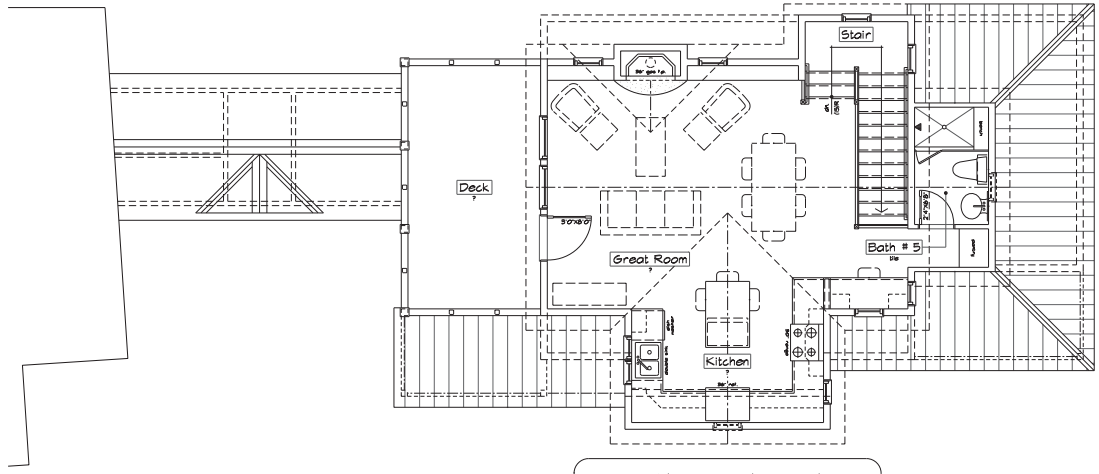
MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

Residence:
Lower Level Plan
Main Level Plan
Scale: 1/4" = 1'-0"
Date: 12-16-2015



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JL SUTTERLY ARCHITECT
1111 S. 10th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9889
(970) 455-3719






 Upper Level Floor Plan
 Scale: 1/4" = 1'-0"
 Upper Living Sq. Ft. = 574 density

MARVEL HOUSE
 ADDITION & RESTORATION
 LOT 16, SNIDER ADDITION
 TOWN OF BRECKENRIDGE, CO.

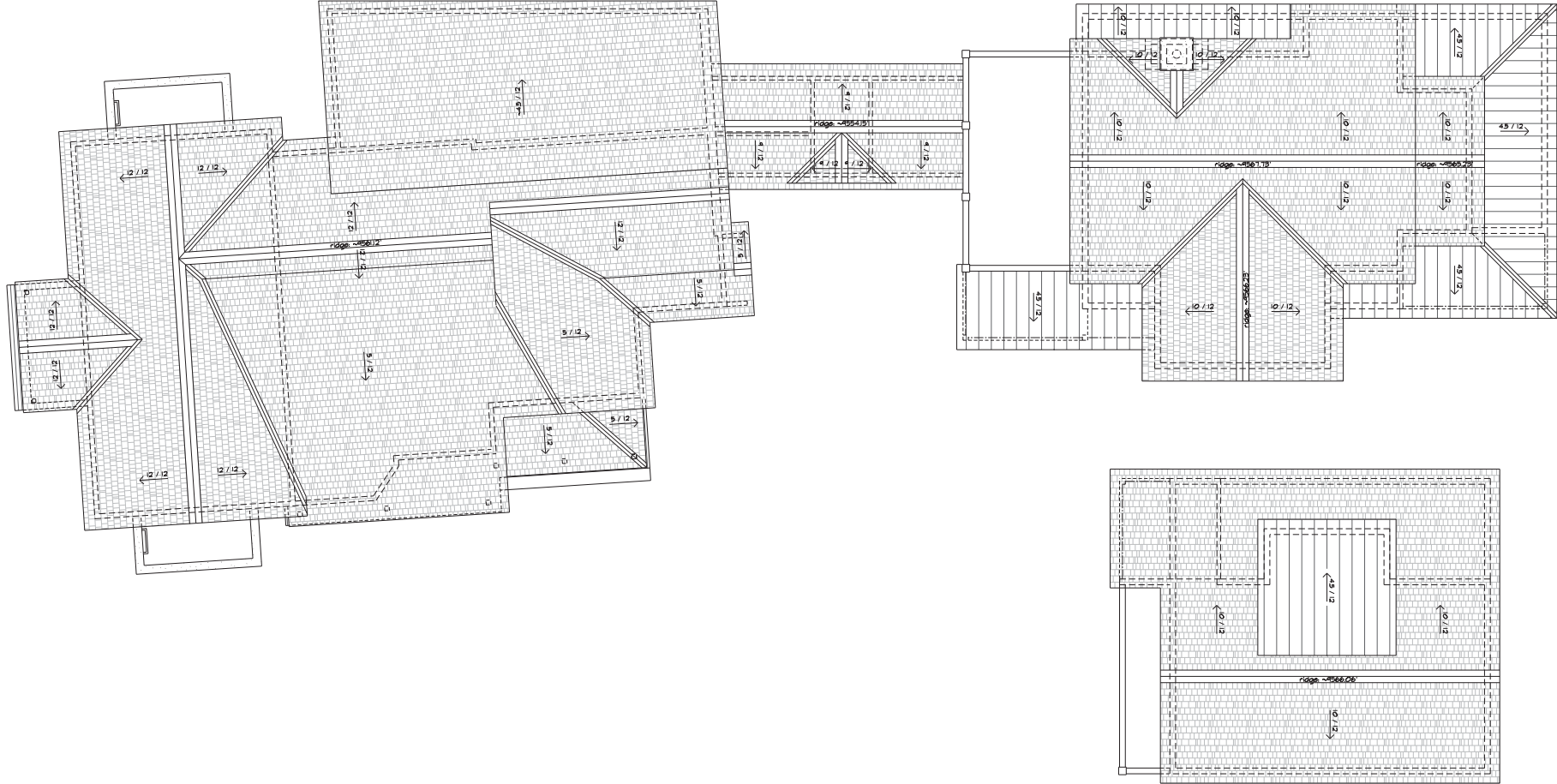
Residence:
 Upper Level Plan
 Scale: 1/4" = 1'-0"
 Date: 12-16-2015




architectural
 consultation

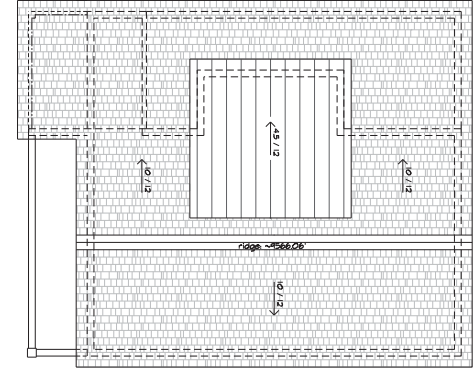
 J.L. SUTTERLY ARCHITECT
 1215 W. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 8889 Breckenridge, CO 80424
 (970) 455-3729





1
A-6

 **Roof Plan**
Scale: 1/4" = 1'-0"



A-6

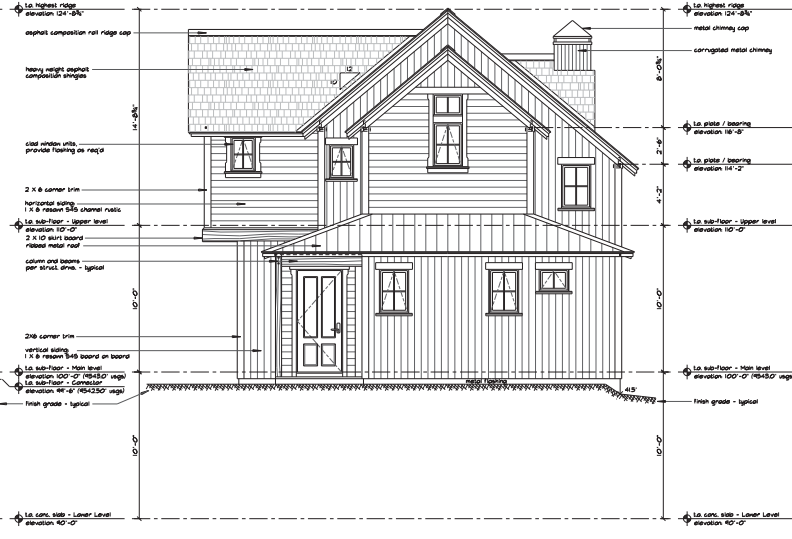
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consultation
JL SUTTERLY ARCHITECT
P.O. BOX 8089 BRECKENRIDGE, CO 80424 (970) 655-5758

Roof Plan
Scale: 1/4" = 1'-0"
Date: 12-16-2015

MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.



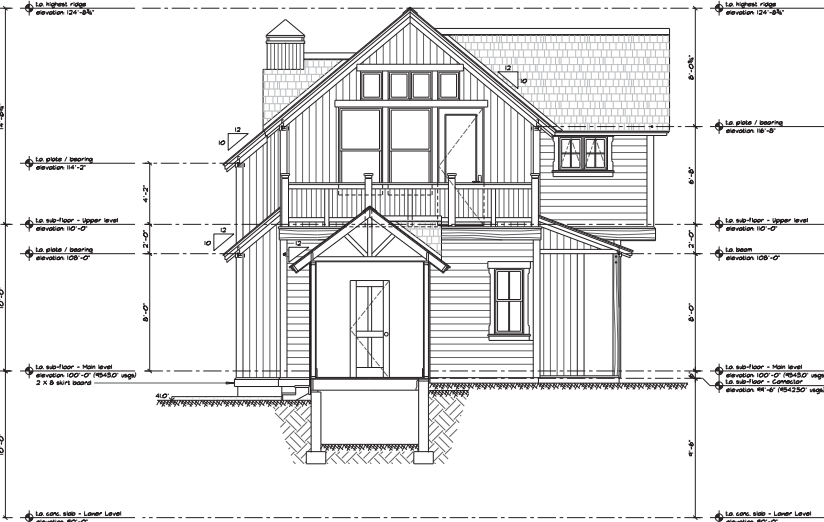
3
A-7
North Elevation
Scale: 1/4" = 1'-0"



1
A-7
East Elevation
Scale: 1/4" = 1'-0"



4
A-7
South Elevation
Scale: 1/4" = 1'-0"



2
A-7
West Elevation
Scale: 1/4" = 1'-0"

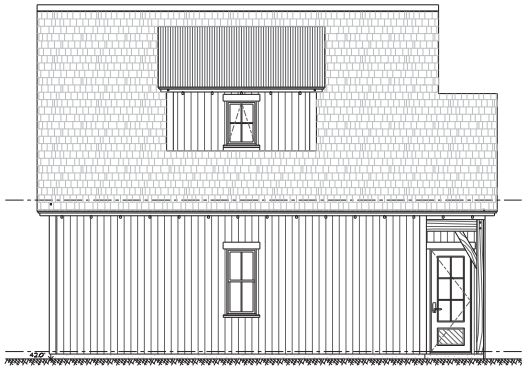
MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

Residence:
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 12-16-2015

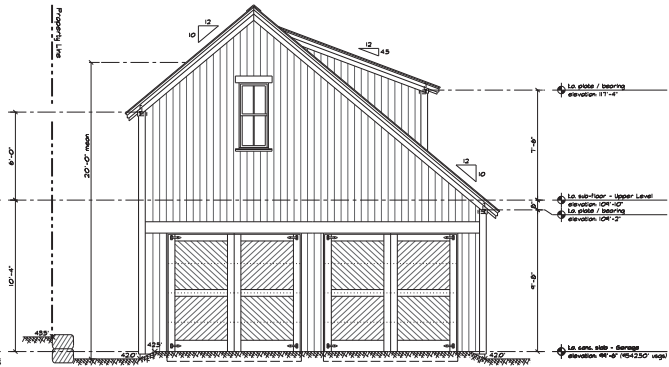


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BRECKENRIDGE, CO. 80424
p.o. box 9849 (970) 658-3719

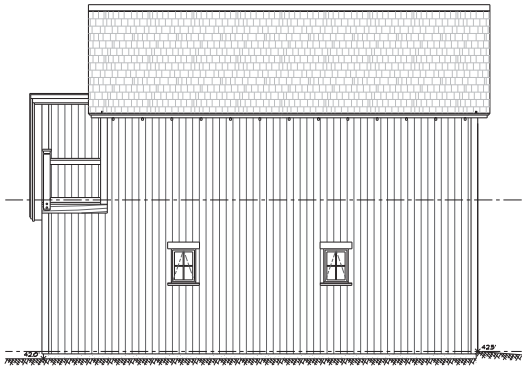




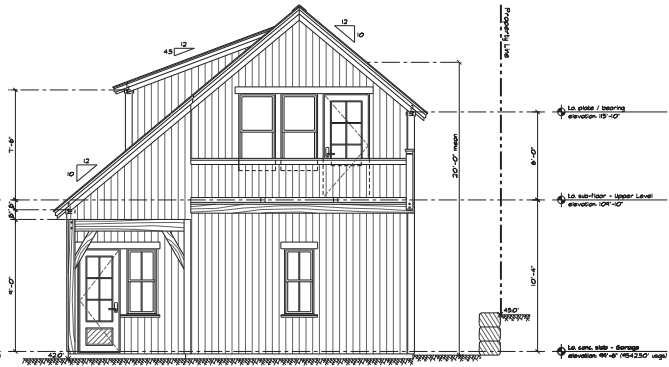
5
A-B
North Elevation
Scale: 1/4" = 1'-0"



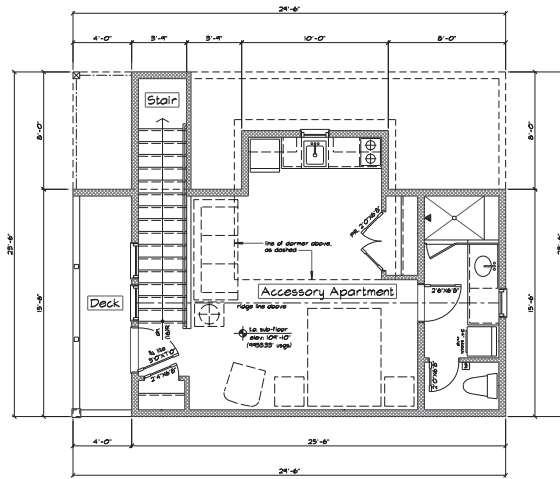
3
A-B
East Elevation
Scale: 1/4" = 1'-0"



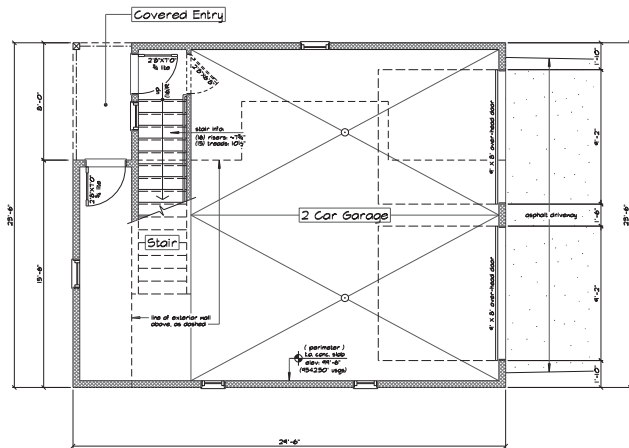
6
A-B
South Elevation
Scale: 1/4" = 1'-0"



4
A-B
West Elevation
Scale: 1/4" = 1'-0"



1
A-B
Upper Level Floor Plan
Scale: 1/4" = 1'-0"
Upper Living Sq. Ft. = 401 density



2
A-B
Main Level Floor Plan
Scale: 1/4" = 1'-0"
Garage Sq. Ft. = 601 mass = 80 density

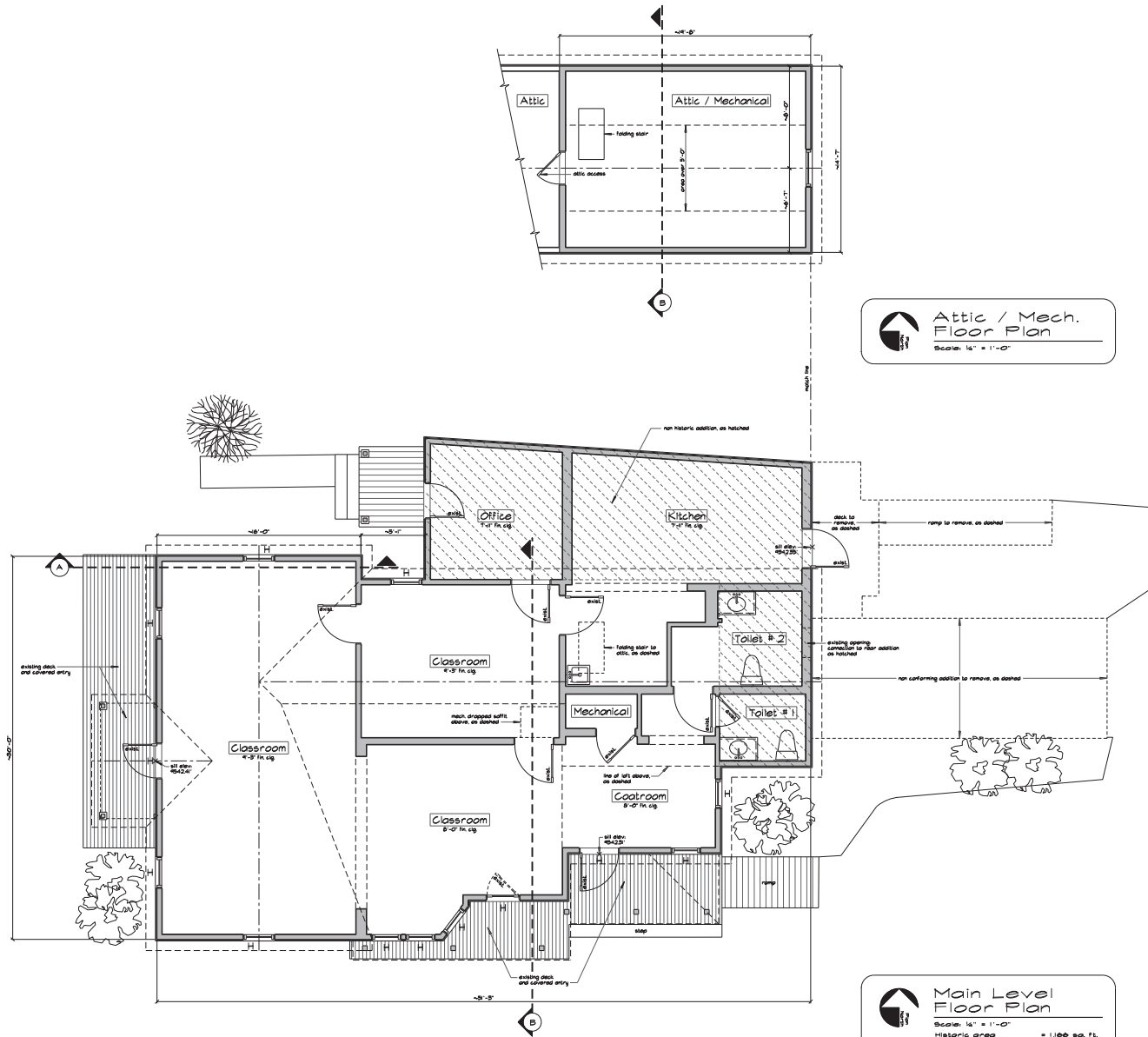
MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

Barn:
Floor Plans
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 11-20-2015



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p.o. box 9849
(970) 459-3719



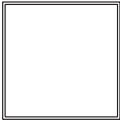


Attic / Mech. Floor Plan
 Scale: 1/8" = 1'-0"

Main Level Floor Plan
 Scale: 1/8" = 1'-0"
 Historic area = 1,166 sq. ft.
 Non Historic area = 384 sq. ft.
 Total density = 1,550 sq. ft.

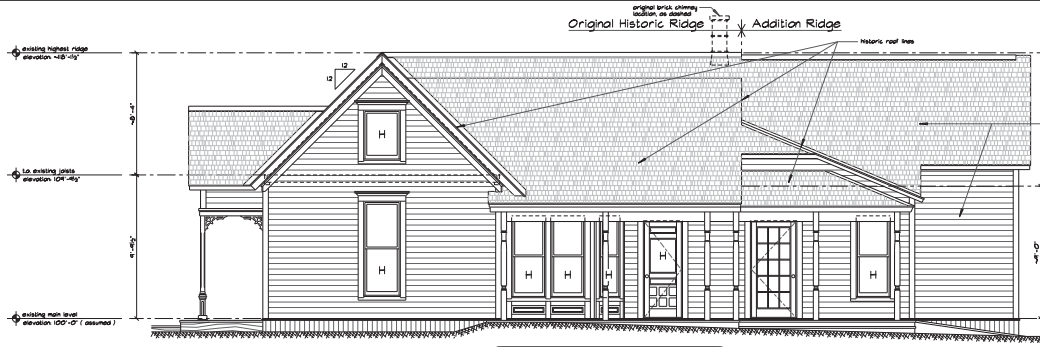
MARVEL HOUSE
 LOT 16, SNIDER ADDITION
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO

As-Built, Exist. Conditions
 Main Level Floor Plan
 Attic / Mech. Floor Plan
 Scale: 1/8" = 1'-0"
 Date: 11-20-2015

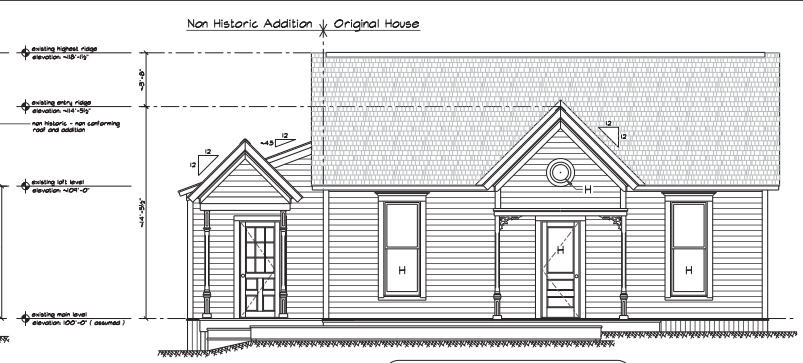


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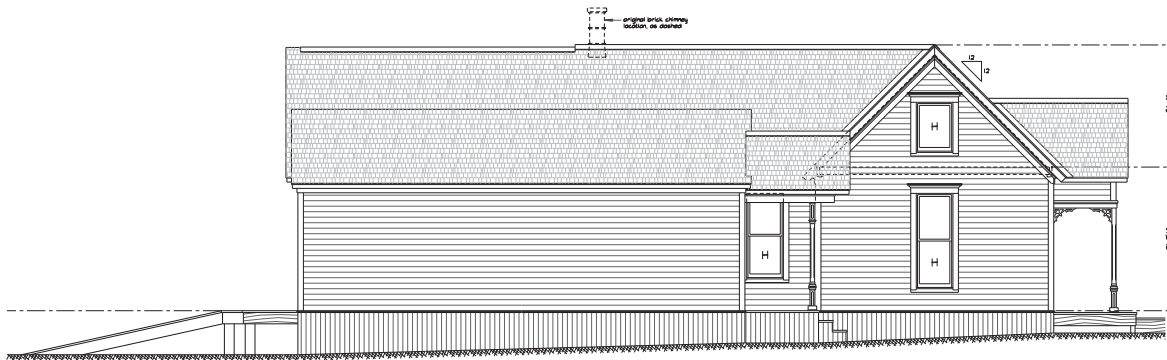




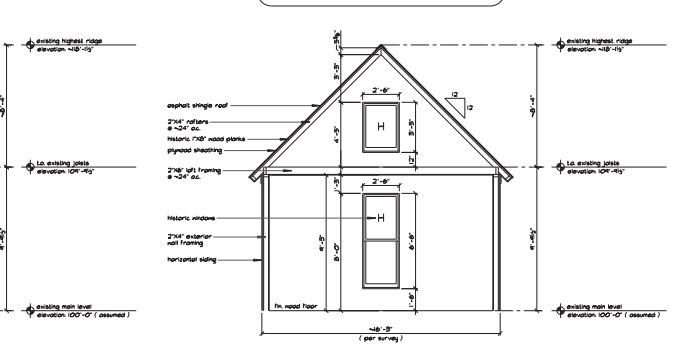
South Elevation
Scale: 1/4" = 1'-0"
As-Built



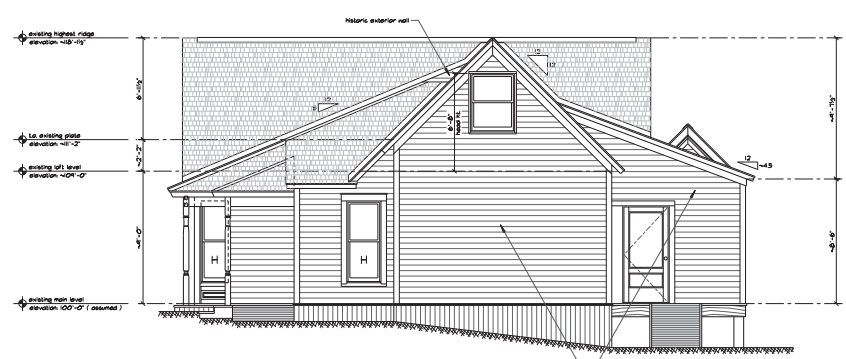
West Elevation
Scale: 1/4" = 1'-0"
As-Built



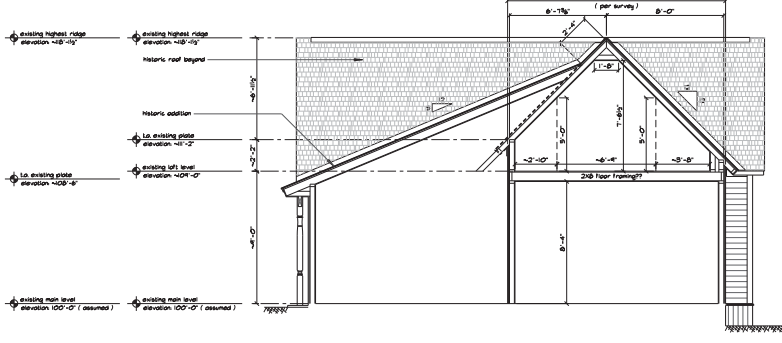
North Elevation
Scale: 1/4" = 1'-0"
As-Built



Building Section "A"
Scale: 1/4" = 1'-0"
As-Built



East Elevation
Scale: 1/4" = 1'-0"
As-Built



Building Section "B"
Scale: 1/4" = 1'-0"
As-Built

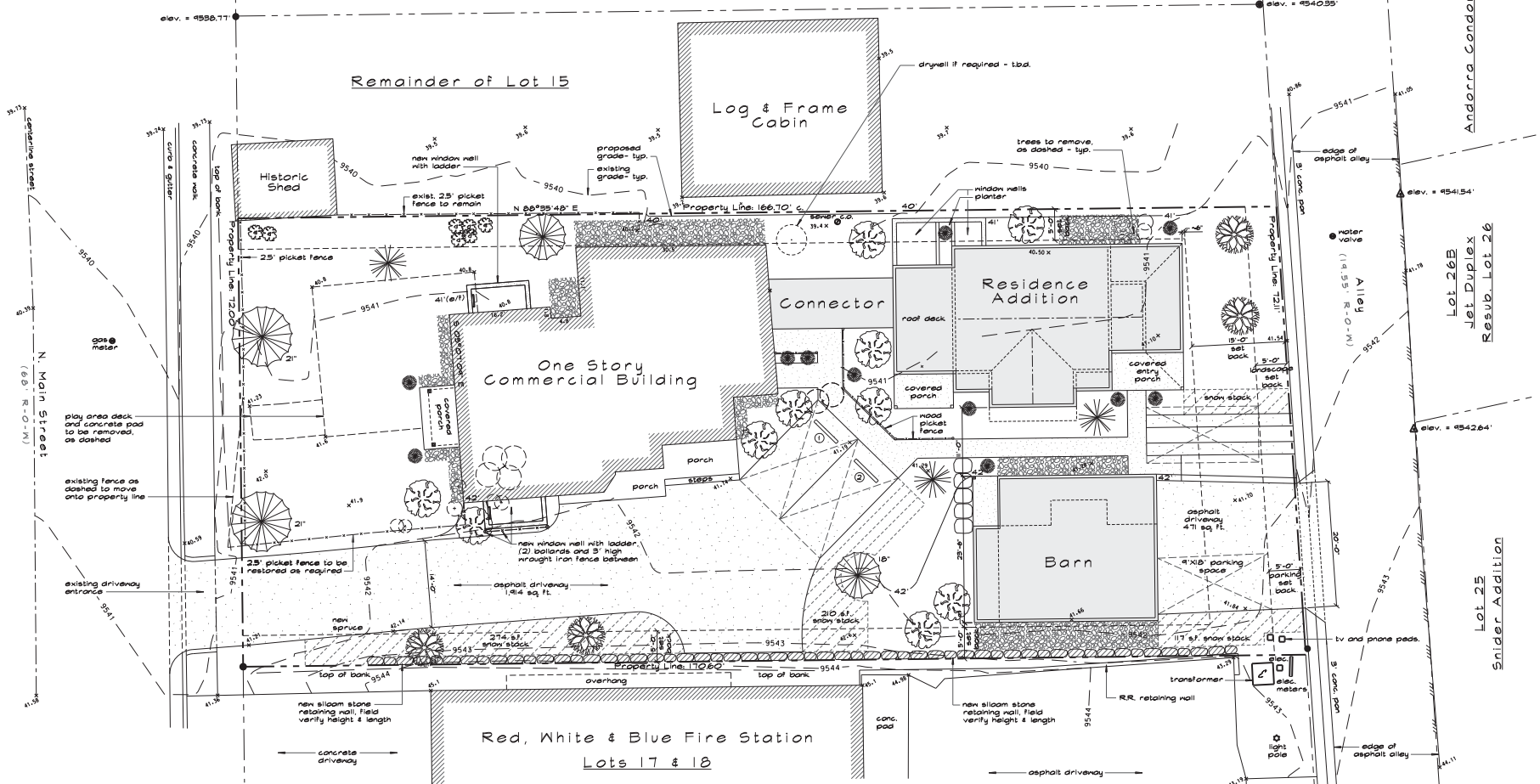
MARVEL HOUSE
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

As-Built: Exist. Conditions
Existing Elevations
Building Sections
Scale: 1/4" = 1'-0"
Date: 11-20-2015

architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 8889 (970) 455-3728

AB-2

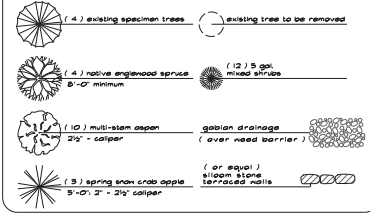
Dasse Court Subdivision
Resub. Lot 15



Landscape General Notes

- All trees shown are existing unless otherwise noted. Dashed circles indicate trees to be removed. Trees are to be permanently protected with rock walls where finish grade differs from existing grade.
- Existing trees, erect snow fencing where necessary to protect trees.
- All stone retaining walls to be flat "slalom" stone or equal.
- Site work: remove all construction debris, concrete, mortar, etc. from site prior to landscape work.
- Grass seed: 1/2" of final grade. Provide positive drainage at building perimeter. Place 1/2" of approved top soil over all disturbed property and fine grade top soil for seeding.
- Locate all plant material to avoid snow shed areas from roof.
- Revegetate all disturbed property with summit county short dry grass mix. Rate out areas to be seeded and apply starter fertilizer. Seeds and lights rise soil apply only and not to any revegetation on slopes greater than 3 to 1.
- Rock and trees shall be of 3" minimum diameter, capable rock at all above, valley, and other snow shed locations, over weed barrier.
- Provide rock rip-rap where required for erosion control.
- All shrub beds and trees beds to receive 2 inches minimum, bank mulch.
- Bank mulch under all rock terrace plantings.
- Perennial plants to be mixture of native alpine plants such as lupine, delphinium, poppy, phlox, columbine, geranium, etc.
- Provide drip irrigation system as required to maintain all plantings.

Landscape - Symbols Legend



Site Calculations

Historic Footprints:	1,600 Sq. Ft.
New Building Footprints:	1,820 Sq. Ft.
Porches, decks and walk:	813 Sq. Ft.
Driveway & Parking:	2,289 Sq. Ft.
Total Lot Coverage (54.5%)	6,502 Sq. Ft.
Lot Size:	12,149 Sq. Ft.
Open Space (45.5%)	5,647 Sq. Ft.
Snow stock provided:	601 Sq. Ft.
Required 2,585 Sq. Ft. x 25%	596 Sq. Ft.

Landscape Plan
Scale 1/8" = 1'-0"

MARVEL HOUSE
ADDITION & RESTORATION
LOT 16, SNIDER ADDITION
TOWN OF BRECKENRIDGE, CO.

architectural consultation
J.L. SUTTERLY ARCHITECT
BRECKENRIDGE, CO. 80424
p.o. box 3816 (877) 455-5715

Landscape Plan
Scale: 1/8" = 1'-0"
Date: 11-20-2015

Lot 25 Snider Addition
Lot 26B Set Duplex Resub. Lot 26
Andorra Condominium



Marvel House

318 N. Main Street
Breckenridge, CO. 80424

FENCE OPTIONS: 12-15-2015












Marvel House

318 N. Main Street
Breckenridge, CO. 80424

MATERIAL / COLOR BOARD: 12-15-2015

Location / Item:	Manufacturer Description:	Color:
1. New Residence: Vertical siding & selected trim	SW2810: Rookwood Sash Green www.sherwin-williams.com	
2. Primary trim:	SW2822: Downing Sand www.sherwin-williams.com	
3. Horizontal siding: and selected trim	SW2823: Rookwood Clay www.sherwin-williams.com	
4. Barn & New Residence: Windows	Dark Bronze	
5. Primary roofs: Heavy weight asphalt shingles	"Shenandoah" Certainteed Landmark T/L	
6. Secondary roofs: 7/8" corrugated metal	"Dark Bronze finish"	
7. Barn: Siding, trim, windows and doors	"Old oil finish"	
8. Historic Marvel House:	Existing colors	

Planning Commission Staff Report

- Subject:** Denison Placer Housing Phase 1
(Class A, Preliminary Hearing; PL-2016-0011)
- Proposal:** A proposal to construct 66 workforce rental townhome and apartment units (43 single family equivalents) in fifteen buildings, a neighborhood community center including lease office and associated parking on approximately 4.5 acres of the northernmost section of the Block 11 parcel with access from Denison Placer Road and Flora Dora Drive. In addition, Flora Dora Drive is proposed to be extended through the development from Airport Road. A material and color sample board will be available for review at the meeting.
- Date:** January 25, 2016 (For meeting of February 2, 2016)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Town of Breckenridge
- Agent:** Eric Komppa, Corum Real Este Group, Inc.
- Address:** 701 Denison Placer Road/ TBD Flora Dora Drive
- Legal Description:** Lot A-1, Runway Subdivision
- Site Area:** 4.5 acres (198,112 sq. ft.)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** The Blue River runs along the eastern property line and Airport Road to the west. The location of northern area of the lot known as Block 11 has some slightly undulating dredge rock tailings. A 50' sanitary sewer easement runs from east to west across the property. The property is vacant and is currently being used as permit-only seasonal overnight and employee parking.
- Adjacent Uses:** North: Colorado Mountain College
South: Town of Breckenridge snow storage area, ski area satellite parking lot
Upper Blue Elementary School
East: Blue River, Highway 9
West: Rock Pile Ranch commercial, Airport Road, Breckenridge Distillery
- Density:** **Allowed under LUGs:** 20 UPA Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is also permitted on Block 11 if consistent with the Town's adopted Vision Statement for Block Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units)

90 SFEs = 144,000 sq. ft. (townhome @ 1,600 SF per SFE)
 90 SFEs = 108,000 sq. ft. (apartment @ 1,200 SF per SFE)

Proposed density:

Townhomes 31.6 SFEs = 50,522 sq. ft.
 Apartments 11.4 SFEs = 13,692 sq. ft.
 Community Building 3,610 sq. ft. (exempt common area)
 Total: 43 SFEs = 64,214 sq. ft. (9.6 UPA)

Mass: Allowed under LUGs: 172,800 sq. ft. (20% bonus for townhome)
 124,200 sq. ft. (15% bonus for apartment)
 Proposed mass: 67,824 sq. ft.

Height: Recommended: 35' mean
 Proposed:
 Community Building 26' mean (32' overall)
 Building A 24' mean (32' overall)
 Building B1 24'6" mean (30' overall)
 Building B2 25' mean (33' overall)
 Building C 25'6" mean (33' overall)
 Building D 25'2" mean (33'6" overall)
 Building E 32'6" mean (36'6" overall)
 Trash Enclosure 17 feet overall

Lot Coverage: Building / non-Permeable: 40,204 sq. ft. (20% of site)
 Hard Surface / non-Permeable: 63,171 sq. ft. (32% of site)
 Flora Dora ROW: 11,461 sq. ft. (6% of site)
 Open Space / Permeable Area: 83,104 sq. ft. (42% of site)

Parking: Required: 99 spaces
 Proposed: 132 spaces

Snowstack: Required: 15,793 sq. ft. (25%)
 Proposed: 16,419 sq. ft. (26%)

Setbacks (Perimeter Setbacks):

Absolute: Front: 10 ft.
 Side (East): 3 ft.
 Side (South): 3ft.
 Rear: 10 ft.

Relative: Front: 15ft.
 Side: 5ft.
 Side: 5 ft.
 Rear: 15 ft.

Proposed: Front: 10 ft.
 Side: 10 ft.

Side: 10 ft.
Rear: 10 ft.

Item History

Block 11 is approximately 72 acres located towards the northern end of Town on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan on 16 acres. Approximately 7.5 acres has been developed as a Police Station, Timberline Child Care, and Valley Brook Townhomes. Approximately 25 acres of land is remaining on Block 11 for workforce housing, internal parks and right of way.

In 2007 the Town approved a DTJ Design to create a Vision for Block 11. In 2009 the Council formally endorsed the 2007 Vision Plan for Block 11 by Resolution and amended the Town Land Use District Guidelines (LUGS) to reference the Plan and to allow employee housing (maximum 20 UPA/35' height), public facilities, schools, and surface parking. Prior to the amendment to the LUGS, no density was permitted on Block 11 as it was originally intended as an airport runway.

The Plan allows for a variety of housing types. The housing types that are proposed include single family, duplexes, carriage homes, triplexes, townhomes, and manor homes (6-10 unit buildings). The higher density option includes more manor homes and townhomes, and fewer single family homes. The Plan also encourages a variety of income targets mixed within the blocks, and for-sale, as well as rental housing. The Plan shows the blocks angled to maximize solar opportunities and configured to allow for phased development based on market conditions.

The first phase of the plan which is the subject of this report was reviewed as a work session item by the Planning Commission October 20, 2015 with a preliminary point analysis and was generally supported with little comment.

Staff Comments

The portion of the subdivision entryway to the south of the intersection of Airport Road and Flora Dora Drive (on Lot 2C, Rock Pile Ranch Condo Sub) is owned by the Town and will be processed separately as part of a Town Project which includes the overflow parking lot on "Parcel 3". This will result in a change in lot size and slight changes in the calculations of density, mass, and lot coverage. Staff believes that this change will be negligible. Complete information will be available at the final hearing.

Land Use (Policies 2/A & 2/R): Employee housing is an allowed use on Lot A-1, Runway Subdivision, a part of the Block 11 property. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed at 9.6 units per acre (UPA) is well below the 20 UPA maximum. In addition, a mass bonus of 20% is allowed for townhomes and a 15% bonus for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

The proposal is well below both the density and mass allowed even without the allowed density and mass bonuses. Staff has no concerns and will provide a more detailed analysis at the final hearing.

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units to be built).*

With 43 SFEs proposed, 10.75 SFEs will be required to be transferred to this site per the policy. Staff has no concerns with the density or mass proposed and will place a condition of approval that 10.75 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): Denison Placer Phase 1 displays architecture that is characteristic of the “Breckenridge Vernacular” rather than contemporary architecture per the Block 11 Design Guidelines. Each of the seven building types differs, avoiding monotony in the development. Staff has worked with the architect to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines. The facades are articulated and pedestrian scaled. All of the seven building types have varying gable and shed roof forms.

The color chroma appears to be met with rich colors however; staff will have more detail on this with samples at the final hearing. No more than three colors were used per building per the policy (metal excluded).

The materials are corrugated metal wainscoting, and horizontal and vertical cementitious siding with wood posts and trim. The proposed corrugated steel does not exceed 25% on any façade, therefore staff does not believe any negative points are warranted under this policy.

Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines. With all of the trim, beams and posts proposed a natural wood, staff believes that no negative points are warranted per past precedent.

Past Precedent:

- Huron Landing, PL-2015-0498, (0 points) Cementitious siding with wood beams, posts and trim.
- Tannenbaum by the River II Exterior Remodel, PC#2014017, (0 points) All siding and some trim board cementitious material. Natural wood glu-lam, railings trim, headers and band board.
- Terry L. Perkins Administrative Building, PC#2011-075, (0 points) Natural brick wainscot with cementitious board and batten with horizontal cedar siding accent.

Staff has no concerns with the architecture and would like to hear if there are any Commissioner concerns.

Building Height (6/A & 6/R): Multifamily buildings are measured to the mean elevation. The building types proposed are under the maximum mean height of 35 feet designated by the Land Use Guidelines. Staff has no concerns.

Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* Building Type C has an unbroken roofline measuring fifty two feet (52') in length. This warrants negative one (-1) point per the policy.

Site and Environmental Design (7/R): The Town hired Tetra Tech to create an over lot grading plan for the entire Block 11 parcel. The goal of plan was to take the grade of Lot A-1 and integrate it better with the river parcel, dropping the grade to relate the future housing units to the river. Tetra Tech is also part of the Design Team for the Denison Placer Housing Phase 1 and 2. While the final grade is being determined in this portion of the site, a drop in grade of approximately 3-6 feet is proposed. As this is disturbed dredge tailings, staff has no concerns with the removal of the rock. More information will be available at the final hearing on exact final grade.

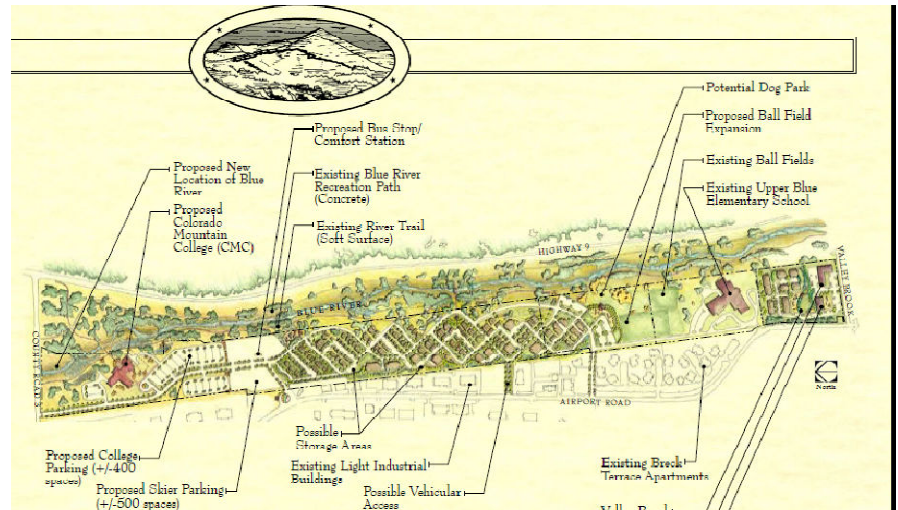
Placement Of Structures (9/A & 9/R): According to Section 9-1-19-9 (absolute) (2)(d) all absolute and relative setbacks have been applied to the property boundary in relation to the placement of structures on site. *Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or cluster single-family.*

All absolute setbacks have been met. However, the relative front setbacks are not being met along Flora Dora Drive. The design concept was to have the townhomes closely fronting the street to create an urban design street presence. Further, the rear relative setback of 15 feet is not being met on Building E and the Community Building (with portion of property west of the Community Building being reallocated to Parcel 3 to be processed as a Town Project as noted under Staff Comments). Negative six (-6) points are warranted as two relative setbacks are not being met.

Snow Removal And Storage (13/R): Snow storage meets the 25% requirement. There is also a 5 foot snow stack easement proposed along both the 10 foot recreational path and 5 foot sidewalk. The snow storage plan (Sheet L-2) shows a deep snow storage area in the easternmost portion of the site in the detention pond. Staff has consulted the property management company selected to manage the property, Corum, whom also have experience in the area managing Pinewood Village to determine whether the snow storage configuration is realistic. Corum's response was that it will be functional as a site of this size will require heavier machinery for clearing snow from the parking lots and the operators will plan to use the areas shown as snow stacking. With input as to the functionality of the snow storage areas from the experienced local property management company that will be managing this property, staff has no concerns. Does the Commission concur?

Storage (14/A&14/R): Interior storage of 5% is encouraged which equates to 3,211 square feet. With storage needs of fulltime residents, providing storage space was an important aspect of the project. With this application, fifty 3' x 6' x 8' tall chain link storage areas are being provided in the community building. The same storage unit design is proposed for twelve of the apartment units in Building Type E2. The total floor area of storage units is 1,188 square feet (total 8,928 cubic feet). The storage height will allow for larger items such as bikes and kayaks to be accommodated. Further, the interior storage areas of the townhomes and apartment buildings equate to 3,825 square feet (6%). Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The 50 foot Flora Dora Right of Way (ROW) is proposed to be formalized and extended east off of Airport Road through the Town owned Lot 2C, Rock Pile Ranch Condo Subdivision. The right of way curves south through the property, following the Block 11 Vision Plan alignment (see Block 11 Vision Plan below). Denison Placer Road intersects Flora Dora Drive near the triangular access easement on Tract D. The south and west side of the ROW has a 10 foot asphalt recreational path designed to carry pedestrian and bicycle traffic through Block 11 while the north and east side of the ROW has a 5 foot sidewalk through the property. Sidewalks are proposed from the recreational path to the front doors of the townhomes along Flora Dora Drive. For the internal facing units and Community Building, sidewalks are proposed from the parking lots to the front doors. Internal paths are also shown meandering through portions of the site on the landscape plan. Lastly, offsite but important is a proposed bus stop location. The sidewalk along Airport Road will be extended to meet the existing sidewalk which ends in front of Rock Pile Ranch Condominiums property.



Per the Policy,

3 x (-2/+2) (A) *Accessibility: It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods, services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious surfaces. Internal circulation elements should be designed in such a manner that the elements are integrated with each other as well as possible, and that conflicts between elements are minimized. The following represent the criteria utilized to analyze how well the project has met this particular policy:*

(1) *Pedestrian Circulation: Whenever appropriate to the type and size of the development, the inclusion of a safe, efficient and convenient pedestrian circulation system is encouraged. The provision of pedestrian circulation areas adjacent to and at the same level as adjacent sidewalks is strongly encouraged.*

(2) *Separation Of Systems: The separation of circulation systems and patterns which are basically incompatible is encouraged.*

Staff is encouraged to see all the proposed pedestrian connections and road realignment for a very active future community. In researching past precedent, staff found a maximum of positive three (+3) points awarded under this policy however, we find that the internal pedestrian systems proposed are so extensive that we are recommending positive six (+6) points.

Past Precedent

- Huron Landing, PL-2015-0498 (+3) for providing sidewalk and recreation path improvements.

- Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006 (+3) for providing a sidewalk along Ski Hill Road.
- Pinewood Village II, PL-2014-0170 (+3) for providing a sidewalk connection along Airport Road.

Does the Commission agree with the positive six (+6) points recommended?

Parking (18/A & 18/R): 1.5 parking spaces are required per unit or 99 parking spaces total. 132 spaces or 2 spaces per unit are provided. All the parking areas are located on privately maintained property with one property management company. Staff is supportive of 2 spaces per unit as we continuously hear of parking shortages around town but especially in areas occupied by full time residents. The handicapped accessible parking spaces near the apartments to the west will be relocated for better function at the final hearing. Staff has no concerns.

Open Space (21/A & 21/R): An open space requirement of 30% is required. Currently 42% open space is proposed however, this will be reduced slightly at the final submittal as a portion of land shown west of the Community Building will be reallocated to Parcel 3. We believe that even with this land area reduction, the project will meet the 30% open space requirement. Staff has no concerns.

Located off site, Oxbow Park to the east of Flora Dora Drive is tentatively slated for construction Spring 2017. The park has not been included in the open space calculations. However, it will be a great asset to the neighborhood residents as well as the users of the Blue River trail and general public. Also, a small tot lot park lies east of the Community Building. Small gathering spaces are shown near the apartments (Building E1 and E2) as well as the two Building Types B1 and B2.

Landscaping (22/A & 22/R): The landscaping plan creates an urban street setting along Flora Dora Drive. This streetscape is one which can be continued throughout Block 11 and is consistent with the Vision Plan approved by Town Council in 2007. Landscape quantities and sizes are as follows:

- 28 Narrow leaf cottonwood @1.5"-2" caliper
- 78 Quaking Aspen @ 1.5"-2" caliper
- 126 Quaking Aspen @ 8' clump
- 35 Colorado Blue Spruce @ 8'-10' tall
- 37 Bristlecone Pine @ 6'-8' tall
- 259 shrubs @ #4 container
- 97 ornamental grasses @ #1 container

Per this policy, one tree every fifteen (15') is required for the approximately 500 foot public right of way. This would require thirty three (33) trees to be planted. Applicant is proposing three hundred four (304) trees, of which thirty nine (39) trees will be planted onsite along the Phase 1 right of way.

Staff notes that some quantities will change slightly as the area to the west of the Community Building is reallocated to Parcel 3. Overall staff finds the landscape plan adequate and is not recommending any positive or negative points.

Social Community / Employee Housing (24/A & 24/R): *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial,*

and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.

The entire project is proposed as workforce housing rental units. Hence, per Policy 24/R, (A) Social Community, the proposal warrants the maximum ten positive (+10) points under this policy. Per this policy, any application with 9.51-100 percent of project density in employee housing receives positive ten positive (+10) points and with 100% workforce housing this application qualifies.

Furthermore, under Section *B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Huron Landing, PL-2015-0498, (+6) Workforce housing was a stated Council goal and community need.
2. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
3. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
4. McCain Solar Garden, PC#2011065 (+6) Use of renewable sources of energy for the community is a priority for the Town Council.
5. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R (B). One hundred percent of the 66-units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing, for a total of sixteen positive (+16) points under this policy.

Transit (25/R): Transit is proposed off site on the adjacent Town owned site Lot 2C, Rock Pile Ranch Subdivision which will be processed as a Town Project at a later date. A second future bus pull out is shown off site to the south of Oxbow Park along with a temporary bus turn around.

Utilities Infrastructure (26/A & 26/R; 28/A): A 50 foot sewer easement runs across the property hence, the design of the parking and building alignment. A large pipe is proposed to run through the property carrying drainage from Barton Gulch to the river. Currently the water runs into a drainage easement located on Parcel 3 and dissipates into the ground. With the planned overflow parking lot on Parcel 3, the water is planned to be rerouted via the pipe. Engineering is supportive of this plan. Water and sewer are proposed in the Flora Dora right of way. All utilities will be underground. Staff has no concerns.

Drainage (27/A & 27/R): Three large detention ponds are proposed primarily off site, on other Town owned property. The Engineering staff is generally supportive of the proposal pending a final drainage report showing that the ponds will serve as regional detention ponds for future development to the north (Phase 2) and to the south. Engineering would also like to see detention ponds designed such that they do not appear to be a large hole in the ground void of any vegetation. More information will be available at the final hearing.

Refuse (15A & 15R): Three dumpster enclosures are proposed. Disposal truck turning movements have been accommodated. The dumpster enclosures have been sized to accommodate recycling. The 17 foot tall enclosures are well designed structures that match the architecture of the project with an 8:12 roof, wood trim and posts and cementitious siding. Staff has no concerns.

Fences (47/A): Fences are shown at the front yards patios for the majority of the units. These fences are low, similar to Valley Brook Townhomes at approximately 3’6” in height. Fences are permitted if “...specifically authorized in a vested master plan containing specific fence design standards.” The Block 11 Vision Plan identifies fences including design standards for height, material, finish, and solid to void ratio, which are all being met with this proposal. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff has prepared a preliminary point analysis with a recommended passing score of positive fifteen (+15) points.

Negative Points recommended:

- Policy 6/R, Building Height (-1) for an unbroken roof ridge exceeding 50’ in length on Building C.
- Policy 9/R, Placement of Structures (-6) for the front and rear relative setbacks not being met.

Positive Points recommended:

- Policy 16/R, Internal Circulation (+6) for providing sidewalks which connect to the existing sidewalk along Airport Road, sidewalk and Rec path which connects the residential to the proposed bus stops and future development on Block 11.
- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing.

Preliminary Point Analysis recommended:

- Total (+15)

Staff Recommendation

1. Does the Planning Commission agree with Staff’s preliminary point analysis?
2. Does the Planning Commission have any concerns regarding the function of the snow storage?
3. Are there any Commissioner comments regarding the architecture?
4. Does the Commission support the positive six (+6) points for the sidewalks and recreational path under Internal Circulation, Policy 16/R?
5. Does the Planning Commission have other concerns or comments on the proposal?

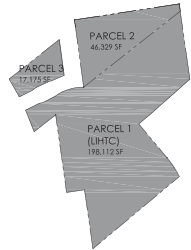
The Planning Department believes that Denison Placer Phase 1, PL-2016-0011, located at 107 Denison Placer Road, Lot A-1, Runway Subdivision, with a preliminary passing point analysis of positive fifteen (+15) points and addressing remaining staff concerns, is ready to be scheduled for a Final Hearing.

Final Hearing Impact Analysis				
Project:	Denison Placer Phase 1	Positive	Points	+22
PC#:	2016-0011			
Date:	1/22/2016	Negative	Points	- 7
Staff:	Julia Puester, AICP, Senior Planner			
		Total Allocation:		+15
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Affordable housing an allowed use on Block 11
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	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)	- 1	Building C is 52' feet in length.
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	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)	- 6	Front and Rear setbacks of 15' not met.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	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)	+6	Sidewalks connecting to existing Airport Road sidewalk and throughout project to bus stops and future development on Block 11. 10' Rec Path proposed on west side of Flora Dora.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

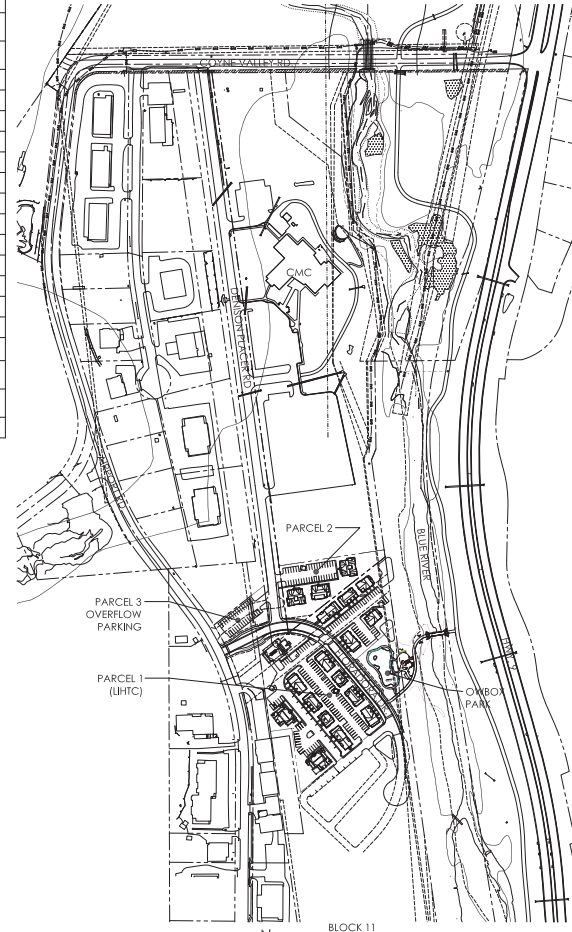
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
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)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	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	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	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	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

GENERAL PROJECT INFORMATION				
LEGAL DESCRIPTION	Project contains portions of the following: Tract A, Runway Sub Resubdivision: Rock Hill Ranch Condo Resub (Aka Lot 2a) Lot 2c; Block 10: Runway Sub Tract D, & Runway Sub Tract E			
LAND USE DISTRICT	LUD 31			
MASTER PLAN	Block 11 Master plan			
USES	Multi family dwellings & Accessory structures			
PROJECT DATA				
	PARCEL 1 (LH/C)	PARCEL 2	PARCEL 3	TOTAL
LOT AREA	198,112 sq.ft. (~4.5 Acres)	46,329 sq.ft. (~1.05 Acres)	17,175 sq.ft. (~.39 acres)	261,616 sq.ft. (~6.0 acres)
TOTAL RESIDENTIAL SQUARE FOOTAGE	64,214 sq. ft.	15,665 sq. ft.	--	79,879 sq. ft.
TOWNHOMES (1 UNIT = 1,600 SF)	50,522 / 1,600 = 31.6	--	--	--
APARTMENTS (1 UNIT = 1,200 SF)	13,692 / 1,200 = 11.4	15,665 / 1,200 = 13	--	--
TOTAL DENSITY	43 / 4.6 = 9.3 UPA	13 / 1.05 = 12.4 UPA	--	56 / 5.65 = 9.9 UPA
COMMON AREA SQUARE FOOTAGE	5,494 sq. ft.	2,917 sq. ft.	--	8,411 sq. ft.
15% OF RESIDENTIAL AREA (EXEMPT)	9,632 sq. ft.	2,350 sq. ft.	--	11,982 sq. ft.
COMMON AREA DENSITY COUNTED	0 sq. ft.	567 sq. ft.	--	0 sq. ft.
TOTAL UNITS	66	30	--	96
3 BEDROOM TOWNHOME UNITS	6	0	--	6
2 BEDROOM TOWNHOME UNITS	44	0	--	44
2 BEDROOM APARTMENT UNITS	16	0	--	16
1 BEDROOM APARTMENT UNITS	0	10	--	10
STUDIO APARTMENT UNITS	0	20	--	20
FIREPLACES	0	0	--	--
PARKING REQUIRED	99	35	--	134
1 PER STUDIO	0	20	--	--
1.5 PER 1+ BEDROOM	99	15	--	--
PARKING PROVIDED	132	35	30	197
OFF STREET	121	35	30	186
ON STREET	11	0	--	11
OPEN SPACE	123,587 sq. ft. (62%)	22,100 sq. ft. (47%)	5,152 sq. ft. (30%)	150,839 sq. ft. (57%)
IMPERVIOUS AREAS (PAVING & HARDSCAPES)	SEE SHEET L-2			
FLORADORA AREA	SEE SHEET L-2			
SNOW STORAGE AREA	SEE SHEET L-2			



Parcel Area
scale: 1" = 200'-0"



Vicinity Plan
scale: 1" = 200'-0"

Signature Block:

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.

Denison Affordable Housing

Breckenridge, CO

Project Team

Architect:
Coburn Development
2560 28th St. # 200
Boulder, Colorado
p: 303-442-3351

Owner:
Town of Breckenridge
150 Ski Hill Rd.
Breckenridge, Colorado
p: 970-547-3112

Design Consultant:
bhh Partners
160 E Adams Ave.
Breckenridge, Colorado
p: 970-453-6880

Owner's Rep:
Corum Real Estate
600 S. Chery St. # 625
Denver, Colorado
p: 720-273-6031

Landscape Architect:
Norris Design
310 Main Street, Unit F
Frisco, Colorado
p: 970-485-4478

Civil Engineer:
Tetra Tech
130 Ski Hill Rd. # 130
Breckenridge, Colorado
p: 970-453-6394

Drawing Index

- T1.0 Title & Data
- T1.1 Architectural Site Plan
- ALTA Existing Conditions - Block 11 Survey
- C101 Civil Site Plan
- C102 Grading & Drainage Plan
- C103 Composite Utility Plan
- L1 Landscape Plan
- L2 Landscape Details
- A0.1 Shadow Analysis
- A0.2 Aerial View
- A0.3 Site Panoramics
- A1 Community Building
- A2 Building Type A
- A3 Building Type B1
- A4 Building Type B2
- A5 Building Type C
- A6 Building Type D
- A7 Building Type E
- A8.1 Building Type F1
- A8.2 Building Type F1
- A9.1 Building Type F2
- A9.2 Building Type F2
- A10 Enlarged Unit Plans
- A11 Enlarged Unit Plans
- A12 Enlarged Unit Plans
- A13 Trash Enclosure



3020 Corban Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3993

DENISON AFFORDABLE HOUSING CO BRECKENRIDGE, CO

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ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY DEVELOPMENT REVIEW
1.19.2016

SHEET NO.

T1.0
TITLE & DATA



Site Plan
scale: 1" = 40'-0"

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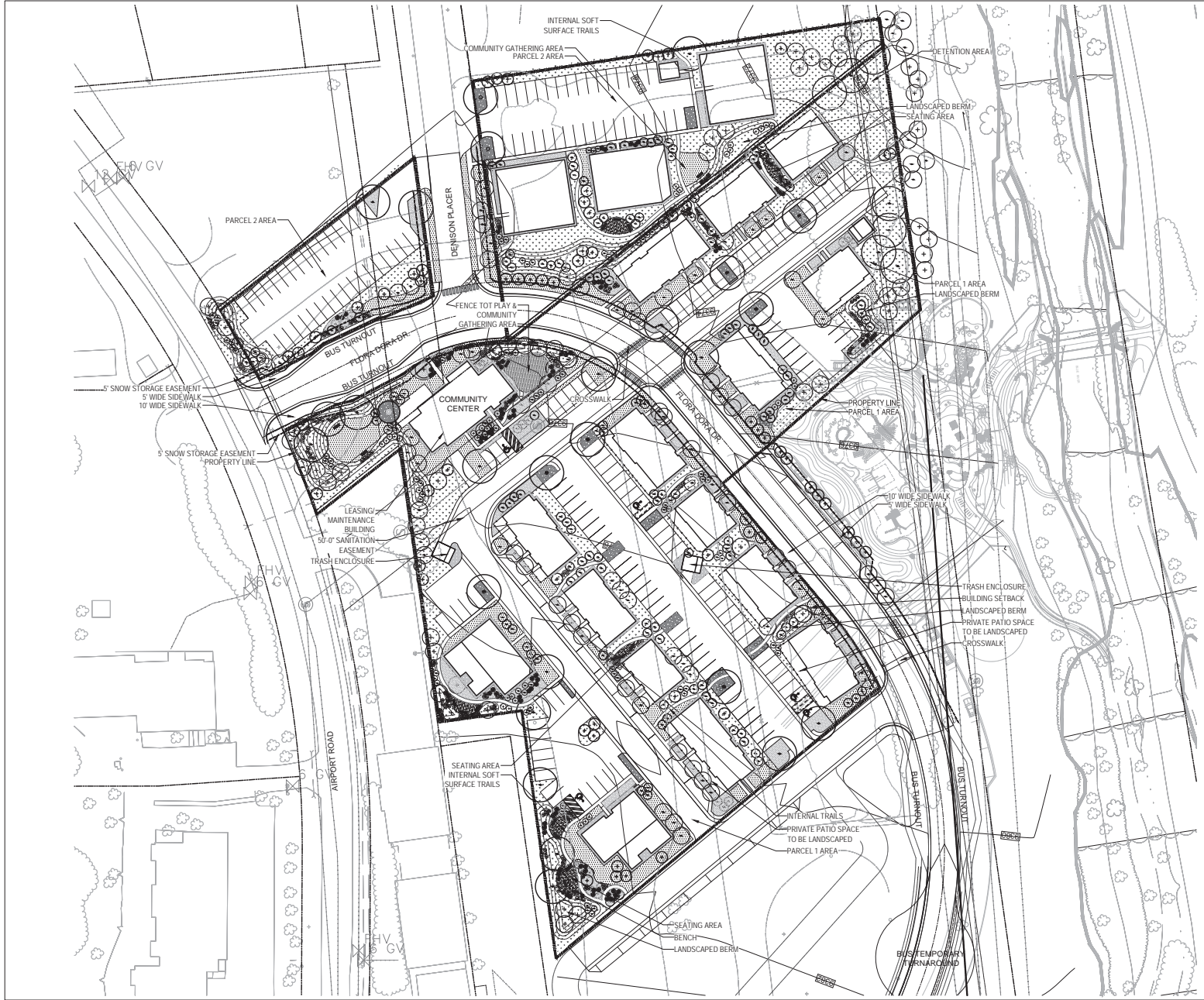
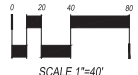
SHEET NO.

T1.1
SITE PLAN

LEGEND

	PROPERTY LINE
	SNOW STORAGE EASEMENT
	SIDEWALK
	STEEL EDGER
	FENCE
	INTERNAL SOFT SURFACE TRAILS
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	CRUSHER FINES-GREY
	TOT PLAY & COMMUNITY GATHERING AREA
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
-SPACING: 15" O.C.	
<small> 1. BIRCH (BETULA PULCHRA) 2. BIRCH (BETULA PULCHRA) 3. BIRCH (BETULA PULCHRA) 4. BIRCH (BETULA PULCHRA) 5. BIRCH (BETULA PULCHRA) 6. BIRCH (BETULA PULCHRA) 7. BIRCH (BETULA PULCHRA) 8. BIRCH (BETULA PULCHRA) 9. BIRCH (BETULA PULCHRA) 10. BIRCH (BETULA PULCHRA) </small>	

NOTE:
ENCROACHMENT LICENSE AGREEMENTS FOR LANDSCAPE IMPROVEMENTS LOCATED IN THE UPPER BLUE SANITATION DISTRICT EASEMENT WILL BE COMPLETED PER DISTRICT STANDARDS. IMPROVEMENTS LOCATED IN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.

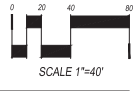




LEGEND

SNOW STORAGE DELINEATION		
	SNOW STORAGE DELINEATION	
SNOW STORAGE CALCULATIONS:		
SITE SOURCE FOOTAGE	SNOW STORAGE AREA AREA	SNOW STORAGE AREA PERFOOTAGE
1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft
1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft
1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft	1000' x 1000' = 1,000,000 sq ft

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DENISON PLACER AFFORDABLE HOUSING
BRECKENRIDGE, CO

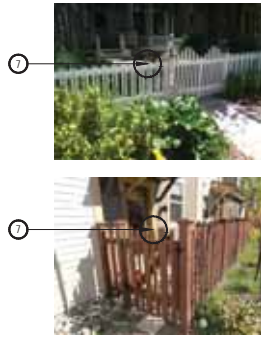
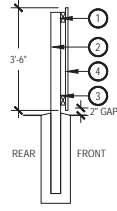
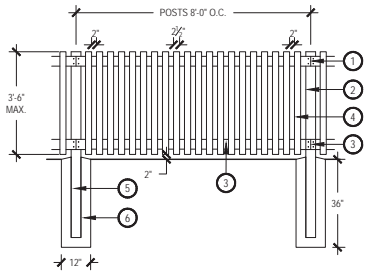
OWNER:
TOWN OF BRECKENRIDGE

NOT FOR
CONSTRUCTION

DATE:
TOB PLANNING:
12/15/15
01/19/16

SHEET TITLE:
SNOW STORAGE
PLAN
SHEET NUMBER:
L-2

CHECKED BY:
DRAWN BY:
L.N.
M.P.



- 1 2"x4" TOP RAIL
- 2 4"x4" CEDAR POST
- 3 2"x4" BOTTOM RAIL
- 4 1 1/2" x 2 1/2" CEDAR PICKET
- 5 4"x4" CEDAR POST
- 6 CONCRETE FOOTING
- 7 REFER TO IMAGES TO THE LEFT FOR TOP OF FENCE OPTIONS

NOTES:

1. PICKET FENCING SHALL BE 20 PERCENT TRANSPARENT.
(PICKETS: 2 1/2" WIDE, WITH 2" SPACES)
2. PICKETING FENCING SHALL BE DECORATIVE, CHARACTERIZED BY MILLED PICKET SHAPES THAT COMPLEMENT THE ARCHITECTURAL STYLE OF THE BUILDING.
3. FENCE SHALL HAVE A MAXIMUM HEIGHT OF 42" (3'-6")
4. FENCE MATERIALS SHALL BE WOOD POSTS, PICKETS, AND RAILS.
5. FENCE SHALL BE STAINED OR PAINTED.

1 FRONT YARD FENCE

SCALE: 1/2" = 1'-0"

OWNER:
TOWN OF BRECKENRIDGE

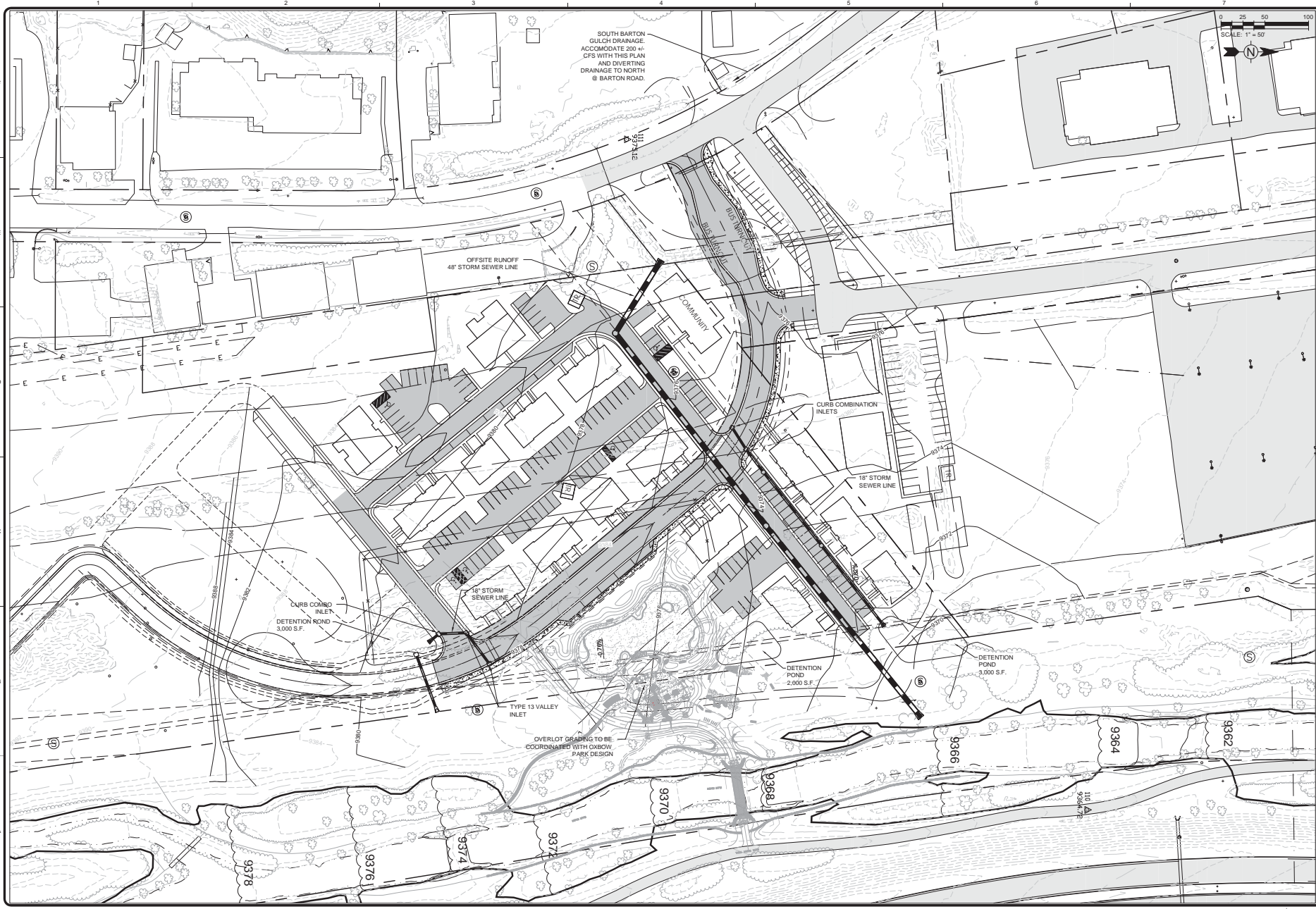
NOT FOR
CONSTRUCTION

DATE:
JOB PLANNING:
12/15/15
01/19/16

SHEET TITLE:
DETAILS

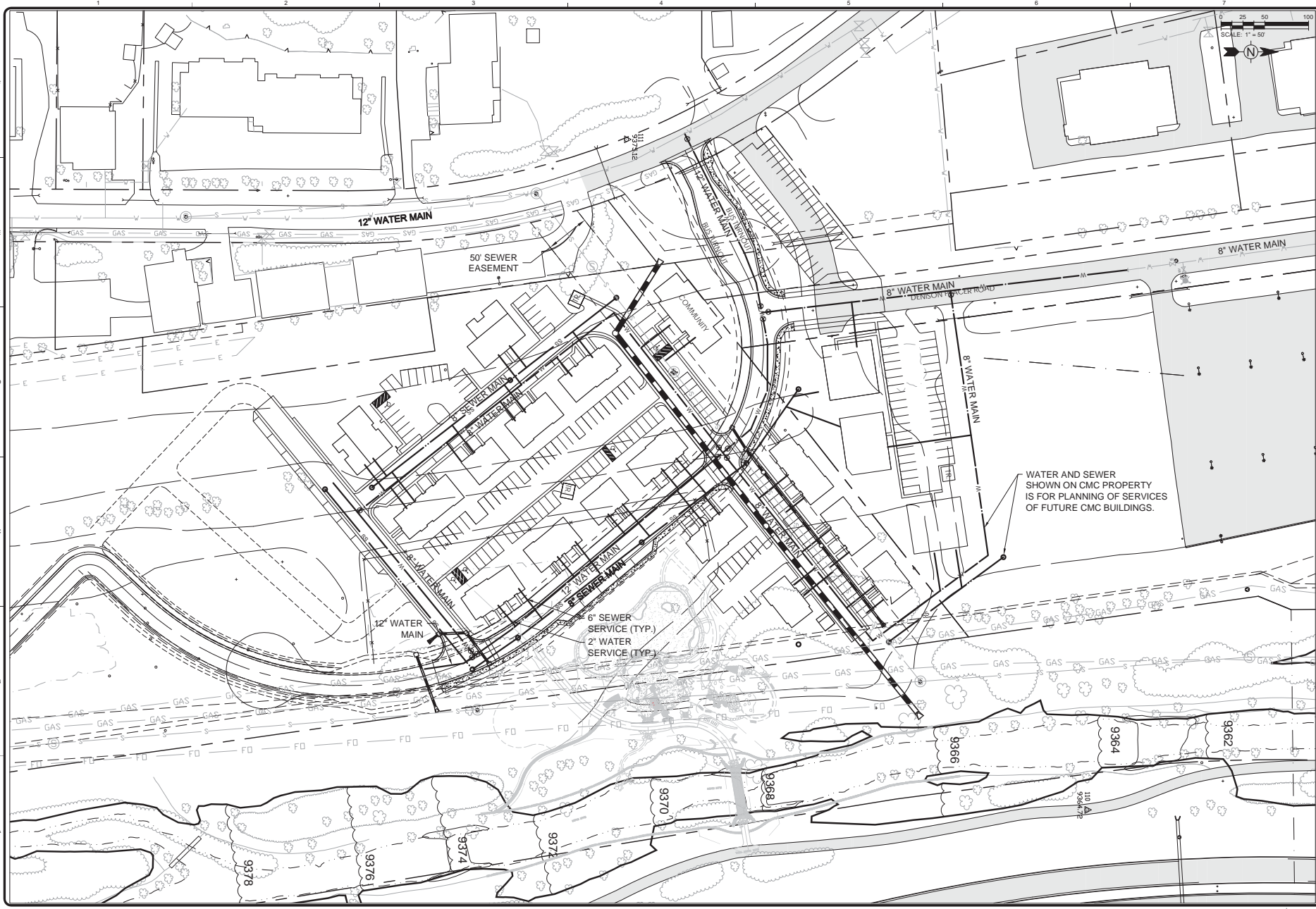
SHEET NUMBER:
L-3





		Project No.: 133-08988-16001 Designed By: CAM Drawn By: CAM Checked By: COO	
		133 5th Hill Road, Suite 140 Broomfield, Colorado 80020 Phone: 378-452581 Fax: 378-452679	
TOWN OF BRECKENRIDGE DENISON PLACER HOUSING		MARK 12/14/15 1/18/16	DESCRIPTION UPDATED SITE PLAN UPDATED SITE PLAN
SCHEMATIC DESIGN GRADING & DRAINAGE PLAN		BY	
C102			

1/10/2016 11:18:38 PM - P: 0058981133-005898115001 CAD/SH/ET/LESC103 DENISON HOUSING PROJECT COMPOSITE UTILITY DWG - WEATHERL LAURA



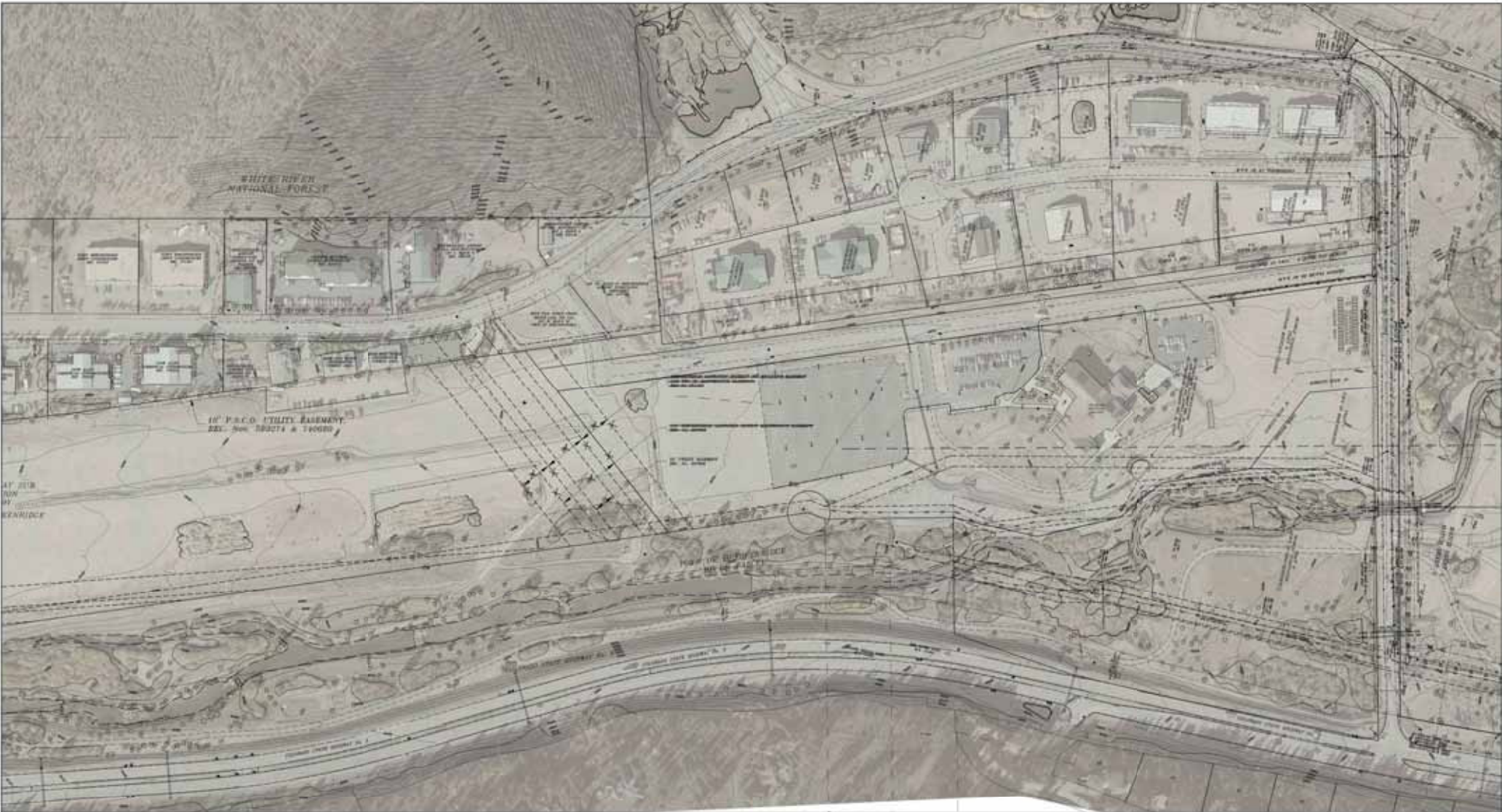
MARK	DATE	DESCRIPTION
	12/14/15	UPDATED SITE PLAN
	11/19/16	UPDATED SITE PLAN

BY: _____

TOWN OF BRECKENRIDGE
DENISON PLACER HOUSING
SCHEMATIC DESIGN
COMPOSITE UTILITY PLAN

Project No.: 133-00098-18001
Designed By: CAM
Drawn By: CAM
Checked By: COO

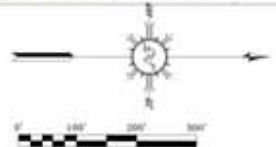
C103



A.L.T.A. SURVEY
 TOPOGRAPHIC MAPPING PORTION
 McCAIN AND ALPINE ROCK PARCELS
 PORTIONS OF THE S.E. 1/4, OF SEC. 13, AND THE E. 1/2 OF
 SEC. 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST, AND THE S.W.
 1/4, OF SEC. 18, AND THE W. 1/2 OF SEC. 19, TOWNSHIP 6
 SOUTH, RANGE 77 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO

12.19.14
 SHEET 2 OF 2

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than five years from the date of the certification shown herein.



— = 1' CONTOUR
 — — — = 5' CONTOUR

- MAPPING NOTES:**
1. PROPERTY BOUNDARIES: ALL CONTROL POINT 2-206, ELEVATION 8261.74, MARCH 1988
 2. COORDINATES AND CURVED STATE PLANE CENTRAL ZONE (MERCATOR) USING A CURVED GRID FACTOR OF 0.999981838 ON AN UTM GRID SOLUTION REPORT AND APPLIED AT POINT 21, 17-DAVE
 3. MAPPING WAS COMPILED BY CARRERA TOPOGRAPHICS, DATE OF PHOTOGRAPHY OCTOBER 20th, 2014
 4. MAPPING OF THE ALPINE ROCK PARCELS WAS SUPPLEMENTED BY A CURVED GRID FROM APPROXIMATELY 1100 FEET SOUTH OF JOHN CALLET ROAD SOUTH - 270 FEET BEYOND THE WALSH PROPERTY BOUNDARY. THE CURVED CONTOURS HAVE BEEN REMOVED AND REPLACED WITH THE GRIDDED RECTANGULAR CONTOURS.
 5. WITH THE EXCEPTION OF THE McCAIN AND ALPINE ROCK A.L.T.A. SURVEY THE PROPERTY LINES SHOWN ARE FROM AIRBORNE REPRESENTATION ONLY AND NOT THE RESULT OF A MEASUREMENT SURVEY BY REGISTERED SURVEYORS.
 6. REFER TO THE A.L.T.A. SURVEY SHEETS 1 THROUGH 5 FOR ADDITIONAL SURVEY INFORMATION.



3 December 21st 2 P.M.
12" = 1'-0"



2 December 21st 12 A.M.
12" = 1'-0"



1 December 21st 10 A.M.
6" = 1'-0"

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DESCRIPTION	AUTHOR	CHECKED	DATE

PRELIMINARY
DEVELOPMENT REVIEW
12.15.2015

SHEET No.

A0.1
SHADOW STUDIES



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DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY
 DEVELOPMENT REVIEW
 1.19.2016

SHEET NO.

A0.2
 SITE AERIAL



View From Highway 9: South Bound
 scale: Not To Scale



View From Highway 9: North Bound
 scale: Not To Scale



3020 Carbon Place #203
 Boulder, Colorado
 p: 303-442-3351
 f: 303-447-2933

**DENISON
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DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY
 DEVELOPMENT REVIEW
 12.15.2015

SHEET NO.

**A0.3
 SITE
 PANORAMICS**



COBURN
ARCHITECTURAL

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160 East Adams
Breckenridge, Colorado
p: 970-453-6880

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PRELIMINARY
DEVELOPMENT REVIEW
01.20.2016

SHEET NO.

A1
COMMUNITY
BUILDING



4 Front Elevation
1/8" = 1'-0"

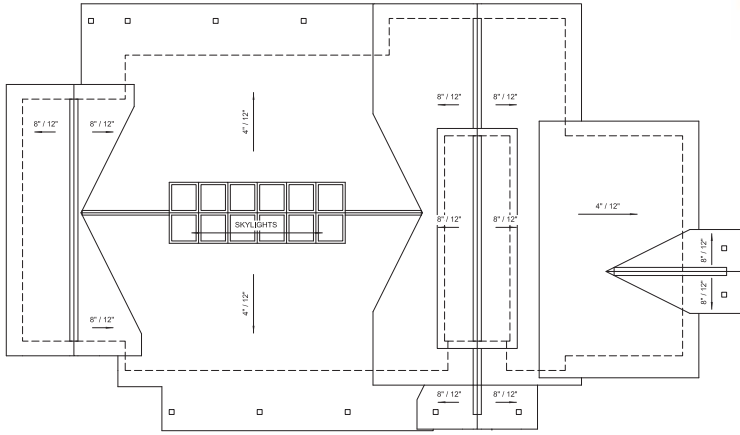
- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOFING
- WOOD FASCIA
- WOOD WINDOW TRIM
- CEMENT BOARD LAP SIDING
- CORRUGATED METAL SIDING
- CEMENT BOARD VERTICAL SIDING
- WOOD COLUMNS



3 Right Elevation
1/8" = 1'-0"



7 Perspective View



6 Roof Plan
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



1 Left Elevation
1/8" = 1'-0"

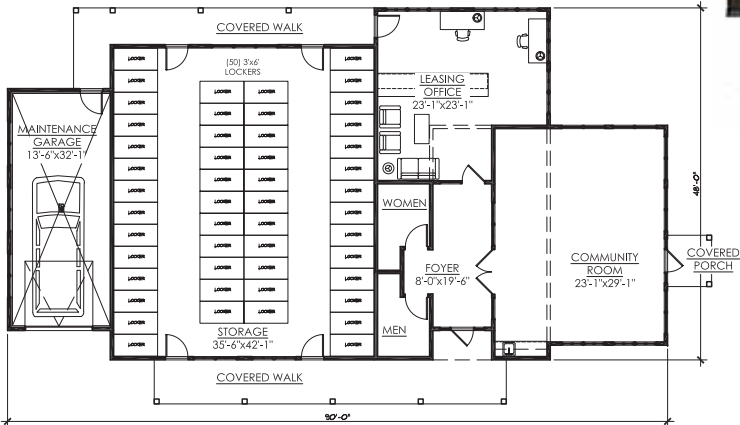
COMMUNITY BUILDING

BUILDING SQUARE FOOTAGE:

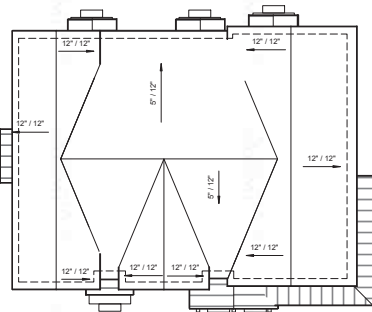
FOYER = 184 S.F.
RESTROOMS = 168 S.F.
COMMUNITY ROOM = 736 S.F.
LEASING OFFICE = 512 S.F.
STORAGE = 1548 S.F.
MAINTENANCE GARAGE = 462 S.F.
TOTAL = 3610 S.F.



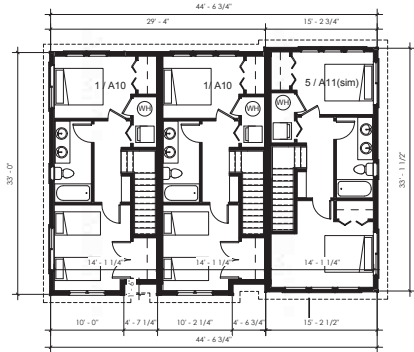
Building Location
1" = 150'



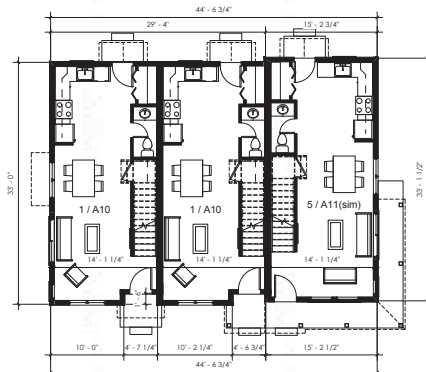
5 First Floor Plan
1/8" = 1'-0"



6 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



6 First Floor Plan
1/8" = 1'-0"



5 Right Elevation
1/8" = 1'-0"



4 Front Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE A

BUILDING SQUARE FOOTAGE:

FIRST FLOOR = 1458 S.F.
SECOND FLOOR = 1458 S.F.
TOTAL = 2916 S.F.

UNIT BREAKDOWN:

(3) 2 BEDROOM UNITS

BUILDING TYPE QUANTITY:

(2) BUILDING TYPE A



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DESCRIPTION	AUTHOR	CHECKED	DATE



Unit Location
1" = 150'

PRELIMINARY
DEVELOPMENT REVIEW
01.19.2016

SHEET No.

**A2
BUILDING A**



1 Perspective View



3 Left Elevation
1/8" = 1'-0"



4 Front Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"

BUILDING TYPE B2

BUILDING SQUARE FOOTAGE:

FIRST FLOOR = 2189 S.F.
SECOND FLOOR = 2189 S.F.
TOTAL = 4378 S.F.

UNIT BREAKDOWN:

(3) 2 BEDROOM UNITS
(1) 3 BEDROOM UNIT

BUILDING TYPE QUANTITY:

(4) BUILDING TYPE B2

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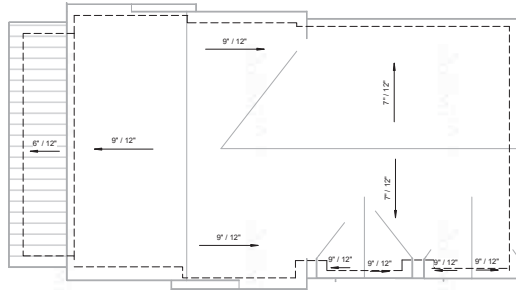
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PRELIMINARY
DEVELOPMENT REVIEW
01.19.2016

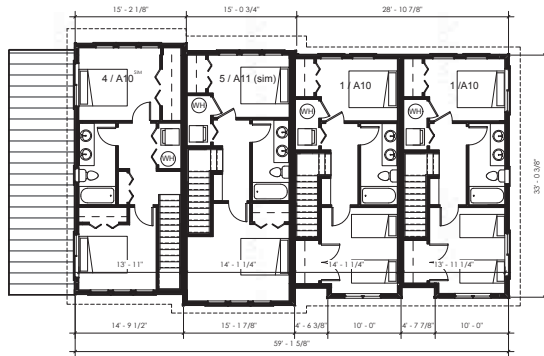
SHEET No.

**A4
BUILDING B2**

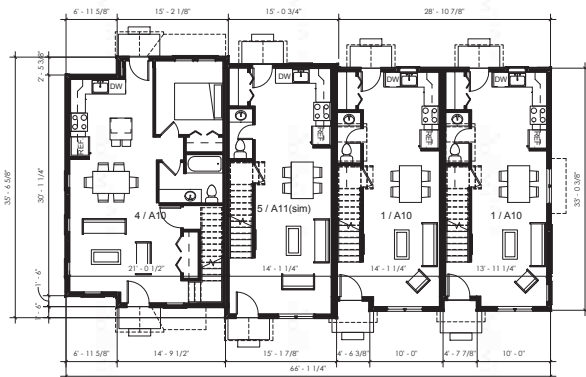
Unit Location
1" = 150'



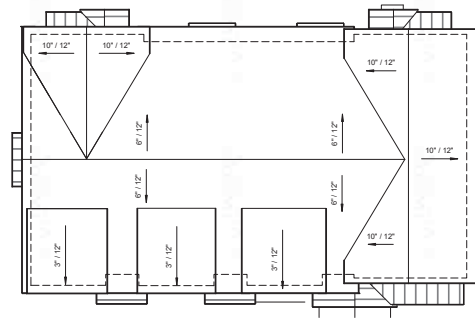
8 Roof Plan
1/8" = 1'-0"



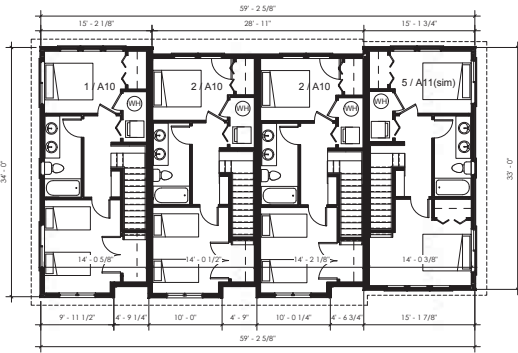
7 Second Floor Plan
1/8" = 1'-0"



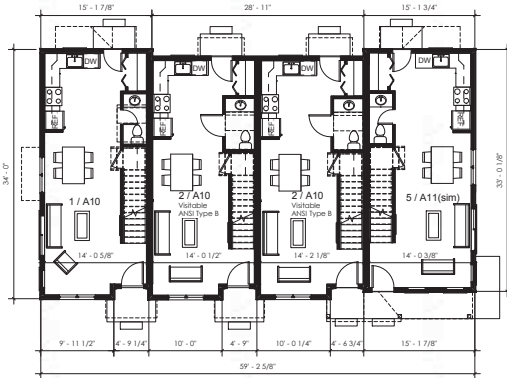
6 First Floor Plan
1/8" = 1'-0"



8 ROOF PLAN
1/8" = 1'-0"



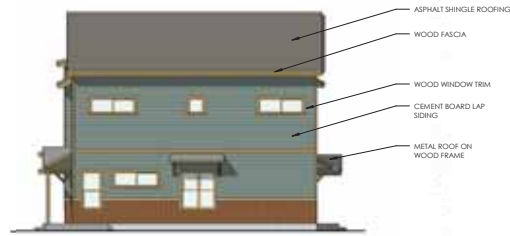
7 Second Floor Plan
1/8" = 1'-0"



6 First Floor Plan
1/8" = 1'-0"



5 Front Elevation
1/8" = 1'-0"



4 Right Elevation
1/8" = 1'-0"



3 Back Elevation
1/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE C

BUILDING SQUARE FOOTAGE:

FIRST FLOOR = 1948 S.F.
SECOND FLOOR = 1948 S.F.
TOTAL = 3896 S.F.

UNIT BREAKDOWN:

(4) 2 BEDROOM UNITS

BUILDING TYPE QUANTITY:

(3) BUILDING TYPE C

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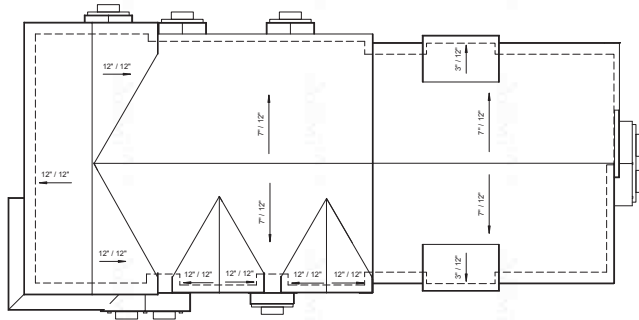


Unit Location
1" = 150'

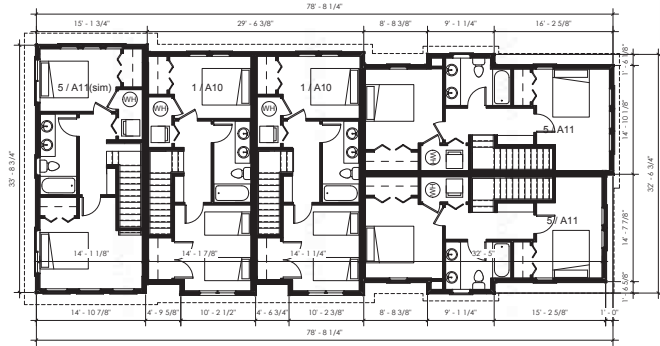
PRELIMINARY
DEVELOPMENT REVIEW
01.19.2016

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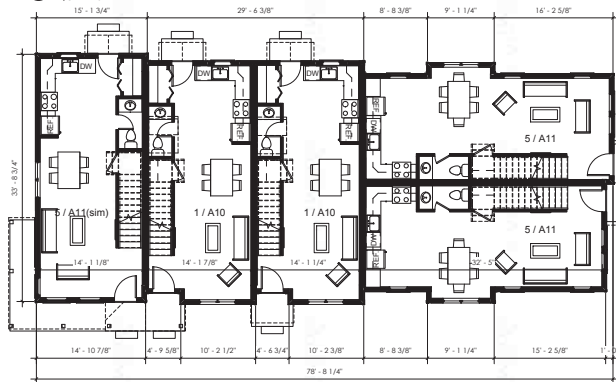
A5
BUILDING C



8 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



6 First Floor Plan
1/8" = 1'-0"



4 Right Elevation
1/8" = 1'-0"



5 Back Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



2 Front Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE D	
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR = 2488 S.F.	
SECOND FLOOR = 2488 S.F.	
TOTAL = 4976 S.F.	
UNIT BREAKDOWN:	
(5) 2 BEDROOM UNITS	
BUILDING TYPE QUANTITY:	
(2) BUILDING TYPE D	



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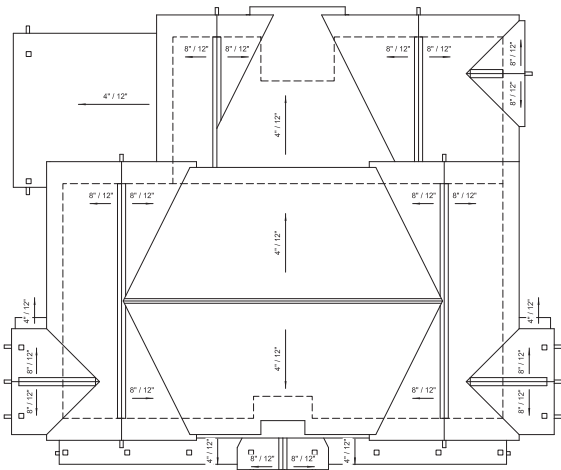
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01.19.2016

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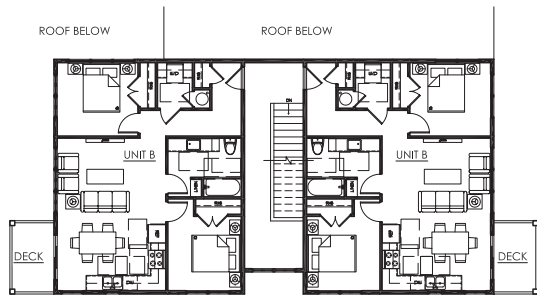
**A6
BUILDING D**



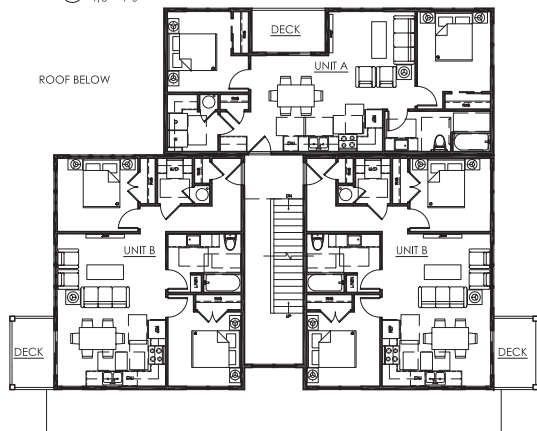
Unit Location
1" = 150'



8 Roof Plan
1/8" = 1'-0"



7 Third Floor Plan
1/8" = 1'-0"



6 Second Floor Plan



4 Right Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



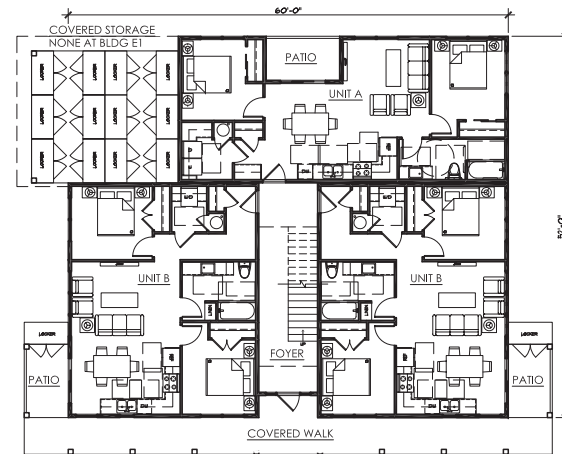
2 Front Elevation
1/8" = 1'-0"



1 Back Elevation
1/8" = 1'-0"



8 Perspective View



5 First Floor Plan

BUILDING TYPE E2
BUILDING SQUARE FOOTAGE: FIRST FLOOR = 2736 S.F. SECOND FLOOR = 2736 S.F. THIRD FLOOR = 1834 S.F. TOTAL = 7306 S.F.
UNIT BREAKDOWN: (8) 2 BEDROOM UNITS
BUILDING TYPE QUANTITY: (2) BUILDING TYPE E

Building Locations
1" = 150'



COBURN ARCHITECTURAL

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DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO



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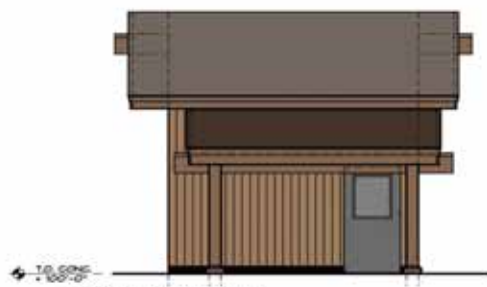
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01.20.2016

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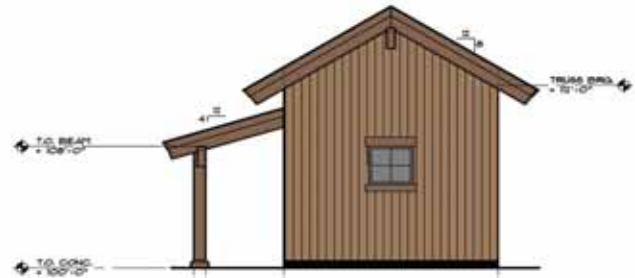
A7 BUILDING E



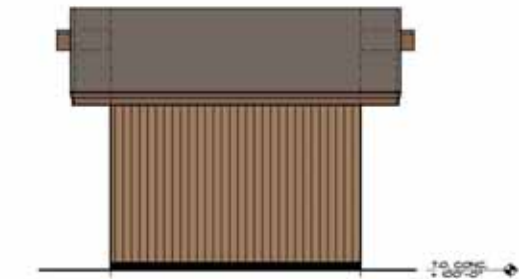
4 Front Elevation
1/4" = 1'-0"



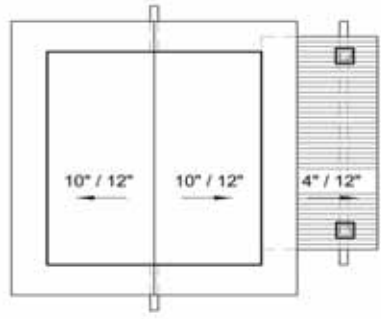
3 Right Elevation
1/4" = 1'-0"



2 Back Elevation
1/4" = 1'-0"



1 Left Elevation
1/4" = 1'-0"



5 Roof Plan
1/4" = 1'-0"



6 First Floor Plan

TRASH ENCLOSURE
BUILDING TYPE QUANTITY:
(4) TRASH ENCLOSURES



Enclosure Locations
1" = 150'



COBURN ARCHITECTURE

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DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO



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REVISION SCHEDULE
DESCRIPTION AUTHOR CHECKED DATE

PRELIMINARY DEVELOPMENT REVIEW
01.20.2016

Sheet No.
A13 TRASH ENCLOSURE

Planning Commission Staff Report

- Subject:** Denison Placer Housing Phase 2
(Class A, Preliminary Hearing; PL-2016-0012)
- Proposal:** A proposal to construct 30 workforce rental apartment units (13 single family equivalents) in three buildings on approximately 1.05 acres, the southern section of Tract D with access from Denison Placer Road. A material and color sample board will be available for review at the meeting.
- Date:** January 26, 2016 (For meeting of February 2, 2016)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Colorado Mountain College (with permission for Town of Breckenridge to proceed with housing application, ownership transfer to the Town pending)
- Agent:** Eric Komppa, Corum Real Estate Group, Inc.
- Address:** 701 Denison Placer Road
- Legal Description:** Tract D, Runway Subdivision
- Site Area:** 1.05 acres (46,329 sq. ft.)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use on Block 11.
- Site Conditions:** This property contains Colorado Mountain College and associated parking lots. The Blue River runs along the eastern property line and Denison Placer Road to the west. This portion of the site has some slightly sloping dredge rock material. There is a triangular access easement in the lower southwestern corner of the property adjacent to Denison Placer right of way for the purpose of a public road, snow storage and public sidewalks or paths. A 25 foot gas easement and a 50 foot river and pedestrian easement run along the eastern property line.
- Adjacent Uses:** North: Colorado Mountain College (on site), McCain property
South: vacant Block 11 housing parcel
East: Blue River, Highway 9
West: Commercial, Airport Road
- Density:** Allowed under LUGs: Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA
- Allowed density: 21 SFEs = 25,200 sq. ft. (apartment @ 1,200 SF per SFE)
- Proposed density: 13 SFEs = 15,665 sq. ft

13SFEs = 12.4 UPA

Mass: Allowed under LUGs: 28,980 sq. ft. (15% bonus for apartments)
Proposed mass: 16,790 sq. ft.
Proposed mass
(with common area bonus): 19,140 sq. ft.

Height: Recommended: 35' mean
Proposed:
Building F1 34'1" mean (38'2" overall)
Building F2 33'3" mean (39'0" overall)
Trash Enclosure 17 feet overall

Lot Coverage: Building / non-Permeable: 14,234 sq. ft. (30.7% of site)
Hard Surface / non-Permeable: 12,368 sq. ft. (26.7% of site)
Flora Dora ROW: 1,623 sq. ft. (3.5% of site)
Open Space / Permeable Area: 18,104 sq. ft. (39.1% of site)

Parking: Required: 35 spaces
Proposed: 35 spaces

Snowstack: Required: 3,092 sq. ft. (25%)
Proposed: 3,170 sq. ft. (26%)

Setbacks:

Absolute: Front: 10 ft.
Side (East): 3 ft.
Side (South): 3ft.
Rear: 10 ft.

Relative: Front: 15ft.
Side: 5ft.
Side: 5 ft.
Rear: 15 ft.

Proposed: Front: 10 ft.
Side: 10 ft.
Side: 10 ft.
Rear: 100 ft.

Item History

Block 11 is approximately 72 acres located towards the northern end of Town on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan on 16 acres. This Phase 2 application is on 1.5 of those 16 acres.

In 2007 the Town approved a DTJ Design to create a Vision for Block 11. In 2009 the Council formally endorsed the 2007 Vision Plan for Block 11 by Resolution and amended the Town Land Use District Guidelines (LUGS) to reference the Plan and to allow employee housing (maximum 20 UPA/35' height), public facilities, schools, and surface parking. Prior to the amendment to the LUGS, no density was permitted on Block 11 as it was originally intended as an airport runway.

The Plan allows for a variety of housing types. The housing types that are proposed include single family, duplexes, carriage homes, triplexes, townhomes, and manor homes (6-10 unit buildings). The higher density option includes more manor homes and townhomes, and fewer single family homes. The Plan also encourages a variety of income targets mixed within the blocks, and for-sale, as well as rental housing. The Plan shows the blocks angled to maximize solar opportunities and configured to allow for phased development based on market conditions.

The second phase of the plan was reviewed as a work session item by the Planning Commission October 20, 2015 with a preliminary point analysis and was generally supported with little comment.

Staff Comments

The 1.05 acres which is the subject of this report is a portion of the 16 acres of the Colorado Mountain College (CMC) property known as Tract D. The Town is currently working with CMC on a land trade. The land trade would allocate this 1.05 acre piece of property to the south of Tract D to the Town. The Town-owned 1.05 acre Tract C to the northeast of Tract D would be conveyed to CMC. While the land trade is being formalized, CMC has given the Town consent to proceed with this application.

Land Use (Policies 2/A & 2/R): Employee housing is an allowed use on Tract D, Runway Subdivision, a part of the Block 11 property. Staff has no concerns with the employee housing use proposed.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed at 12.4 units per acre (UPA) is below the 20 UPA maximum. In addition, there is a mass bonus of 15% for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

The proposal is below both the density and mass allowed even without the allowed density and mass bonuses. Staff has no concerns and will provide a more detailed analysis at the final hearing.

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units to be built).*

With 13 SFEs, 3.25 SFEs will be required to be transferred to this site per the policy. Staff has no concerns with the density or mass proposed and will place a condition of approval that 3.25 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): Denison Placer Phase 2 displays architecture that is characteristic of the "Breckenridge Vernacular" rather than contemporary architecture per the Block 11 Design Guidelines. The two building types are dissimilar in comparison. Staff does not believe that

negative points are warranted. Staff has worked with the architect to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines. The roof forms are broken with gables, sheds and pedestrian arcade (Building F2). The façades step back and break up the wall planes. The left elevation of Building F2 has a somewhat void section of wall under the pedestrian arcade which contains the storage lockers. Does the Commission have any concerns with the first floor storage area not being broken?

The color chroma appears to be met with rich colors however, staff will have more detail on this with samples at the final hearing. No more than three colors were used per building per the policy (metal excluded).

The materials are corrugated metal wainscoting, and horizontal and vertical cementitious siding with wood posts and trim. The proposed corrugated metal does not exceed 25% on any façade, therefore staff does not believe any negative points are warranted under this policy.

Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines. With all of the trim, beams and posts proposed a natural wood, staff believes that no negative points are warranted per past precedent.

Past Precedent:

- Huron Landing, PL-2015-0498, (0 points) Cementitious siding with wood beams, posts and trim.
- Tannenbaum by the River II Exterior Remodel, PC#2014017, (0 points) All siding and some trim board cementitious material. Natural wood glu-lam, railings trim, headers and band board.
- Terry L. Perkins Administrative Building, PC#2011-075, (0 points) Natural brick wainscot with cementitious board and batten with horizontal cedar siding accent.

Staff has no concerns with the architecture and would like to hear if there are any concerns from the Commissioners.

Building Height (6/A & 6/R): Multifamily buildings are measured to the mean elevation. The building types proposed are under the maximum mean height of 35 feet designated by the Land Use Guidelines. Staff has no concerns.

Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* Building F2 has a fifty one foot (51') unbroken roofline and Building F1 a fifty two (52') unbroken roofline. This warrants negative one (-1) point.

Site and Environmental Design (7/R): The proposed grade slopes east down toward the river at less than a 3% slope. While the final grade will be determined in this portion of the site, the site will drop approximately 3-6 feet. As this is disturbed dredge rock, staff has no concerns with the removal of the rock. More information will be available at the final hearing on exact final grade.

Placement Of Structures (9/A & 9/R): According to Section 9-1-19-9 (absolute) (2)(d) all absolute and relative setbacks have been applied to the property boundary in relation to the placement of structures on site. *Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary*

of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or cluster single-family.

All absolute setbacks have been met. However, the front relative setback is not being met along Denison Placer Drive. Negative three (-3) points are warranted under this policy.

Snow Removal And Storage (13/R): Snow storage meets the 25% requirement. Staff has no concerns with regard to the functionality of the proposed snow storage locations.

Storage (14/A & 14/R): Interior storage of 5% is encouraged, which equates to 929 square feet. With storage needs of fulltime residents, providing storage space was an important goal. With this application, thirty one (31)- 3'6" x 6'4" x 8' tall chain link storage areas are being provided in Building F2, enough for each apartment onsite. The total floor area of storage units is 558 square feet (total of 4,464 cubic square feet). The floor to ceiling design will allow for larger items such as bikes and kayaks to be accommodated. Further, the interior storage areas within the apartment buildings equates to a total of 1,084 square feet. With 10% storage being proposed, staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Access is taken to the site from Denison Placer Road. Denison Placer Road intersects Flora Dora Drive near the triangular access easement on the southwestern corner of the property. The driveway width will need to be reduced to twenty feet (20') where it ties into Denison Placer Road with the next submittal.

A five foot (5') sidewalk is proposed along Denison Placer Road and Flora Dora Drive, connecting to Phase 1 and the bus stop shown on Parcel 3 (Lot 2C, Rock Pile Ranch Condo Sub) and continues onto the Airport Road sidewalk. An internal sidewalk along the parking lot to the building entrances is also shown.

Per the Policy,

3 x (-2/+2) (A)Accessibility: It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods, services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious surfaces. Internal circulation elements should be designed in such a manner that the elements are integrated with each other as well as possible, and that conflicts between elements are minimized. The following represent the criteria utilized to analyze how well the project has met this particular policy:

(1) Pedestrian Circulation: Whenever appropriate to the type and size of the development, the inclusion of a safe, efficient and convenient pedestrian circulation system is encouraged. The provision of pedestrian circulation areas adjacent to and at the same level as adjacent sidewalks is strongly encouraged.

(2) Separation Of Systems: The separation of circulation systems and patterns which are basically incompatible is encouraged.

Staff is encouraged to see all the proposed pedestrian connections for this growing local community. In researching past precedent, staff believes that positive three (+3) points are warranted.

Past Precedent

- Huron Landing, PL-2015-0498 (+3) for providing sidewalk and recreation path improvements.

- Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006 (+3) for providing a sidewalk along Ski Hill Road.
- Pinewood Village II, PL-2014-0170 (+3) for providing a sidewalk connection along Airport Road.

Does the Commission agree with the positive three (+3) points recommended?

Parking (18/A & 18/R): One parking space is required per studio unit. 1.5 spaces are required for one bedroom apartments. With 20 studio apartments and 10- one bedroom units, a total of 35 spaces are required on site. 35 spaces are proposed and the parking requirement is being met. Staff realizes that there may be a need for additional parking for Phase 1, Phase 2 or potentially other projects within Block 11. To assist in addressing this, an offsite parking lot is shown on Parcel 3 (Lot 2C, Rock Pile Ranch Condo Sub). The overflow lot will be reviewed in a separate Town Project process, however staff foresees the overflow parking lot as potential for residential permit parking for the area. Staff has no concerns with the application as the parking requirement has been met.

Open Space (21/A & 21/R): An open space requirement of 30% is required. 39% open space is proposed on site and residents will have easy access to the nearby Blue River Trail and Oxbow Park. Staff has no concerns.

Landscaping (22/A & 22/R): The landscaping plan attempts to continue to planned urban street trees of Phase 1 although the apartment buildings access off Denison Placer Road as opposed to Flora Dora. This streetscape is one which can be continued throughout Block 11 and is consistent with the Vision Plan approved by Town Council in 2007. Two formal gathering spaces are shown around Building F2. Landscape quantities and sizes are as follows:

- 5 Narrow leaf cottonwood @1.5"-2" caliper
- 14 Quaking Aspen @ 1.5"-2" caliper
- 36 Quaking Aspen @ 8' clump
- 12 Colorado Blue Spruce @ 8'-10' tall
- 28 Bristlecone Pine @ 6'-8' tall
- 56 shrubs @ #4 container
- 13 ornamental grasses @ #1 container

Per this policy, one tree every fifteen (15') is required for the approximately 250 feet of public right of way. This would require seventeen (17) trees to be planted. Applicant is proposing ninety five (95) trees, of which sixteen (16) trees will be planted along the Phase 2 rights of way of Denison Placer Road and Flora Dora Drive.

Staff finds the landscape plan adequate and is not recommending any positive or negative points.

Social Community / Employee Housing (24/A & 24/R): *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.*

The entire project is proposed as workforce housing rental units. Hence, per Policy 24/R, (A) Social Community, the proposal warrants the maximum positive (+10) points under this policy. Per this

policy, any application with 9.51-100 percent of project density in employee housing receives positive ten positive (+10) points and with 100% workforce housing this application qualifies.

Furthermore, under Section *B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Huron Landing, PL-2015-0498, (+6) Workforce housing was a stated Council goal and community need.
2. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
3. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
4. McCain Solar Garden, PC#2011065 (+6) Use of renewable sources of energy for the community is a priority for the Town Council.
5. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R (B). All of the 30-units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing, for a total of sixteen positive (+16) points under this policy.

Transit (25/R): Transit is not included on this property however, the proposed bus stop is connected by the sidewalk for Phase 1 and Phase 2 and is only 160 feet from door of this property.

Utilities Infrastructure (26/A & 26/R; 28/A): Water is available in Denison Placer Road right of way and sewer is proposed from Flora Dora Drive. Water and sewer is shown further north on Tract D off the proposed 1.05 acre site. This will be rerouted for the final hearing. Engineering is supportive of this plan. All utilities will be underground. Staff has no concerns.

Drainage (27/A & 27/R): Detention is proposed off site in the regional pond proposed primarily to the southeast. The Engineering staff is generally supportive of the proposal pending a final drainage report. Engineering would also like to see detention ponds designed such that they do not appear to be a large hole in the ground void of any vegetation. More information will be available at the final hearing.

Refuse (15A & 15R): One dumpster enclosure is proposed. The dumpster enclosure has been sized to accommodate recycling. The 17 foot tall enclosure is well designed to match the architecture of the project with an 8:12 roof, wood trim and posts and cementitious siding. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff has prepared a preliminary point analysis with a recommended positive fifteen (+15) points.

Negative Points recommended:

- Policy 9/R, Placement of Structures (-3) for the front relative setback not being met.

- Policy 6/R, Building Height (-1) for the roofline of both buildings exceeding fifty feet (50’).

Positive Points recommended:

- Policy 16/R, Internal Circulation (+3) for providing sidewalk which connect to the Phase 1 sidewalk.
- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing.

Preliminary Point Analysis recommended:

- Total (+15)

Staff Recommendation

1. Does the Planning Commission agree with Staff’s preliminary point analysis?
2. Does the Commission have concerns with the first floor storage area on the left elevation of Building F2 not being broken up?
3. Does the Planning Commission have other concerns or comments on the proposal?

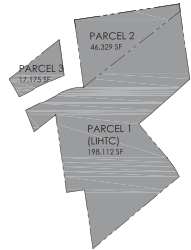
The Planning Department believes that Denison Placer Phase 2, PL-2016-0012, located at 107 Denison Placer Road, Tract D, Runway Subdivision, with a preliminary passing point analysis of positive fifteen (+15) points and addressing remaining staff concerns, is ready to be scheduled for a Final Hearing.

Final Hearing Impact Analysis				
Project:	Denison Placer Phase 2	Positive	Points	+19
PC#:	2016-0012			
Date:	1/26/2016	Negative	Points	- 4
Staff:	Julia Puester, AICP, Senior Planner			
		Total Allocation:		+15
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Affordable housing an allowed use on Block 11
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	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)	- 1	Both building types exceed ridge lengths of 50'.
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Front setback of 15' not met.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	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)	+3	Sidewalks connecting to sidewalk at Phase 1, and future bus stop on Parcel 3.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	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)		

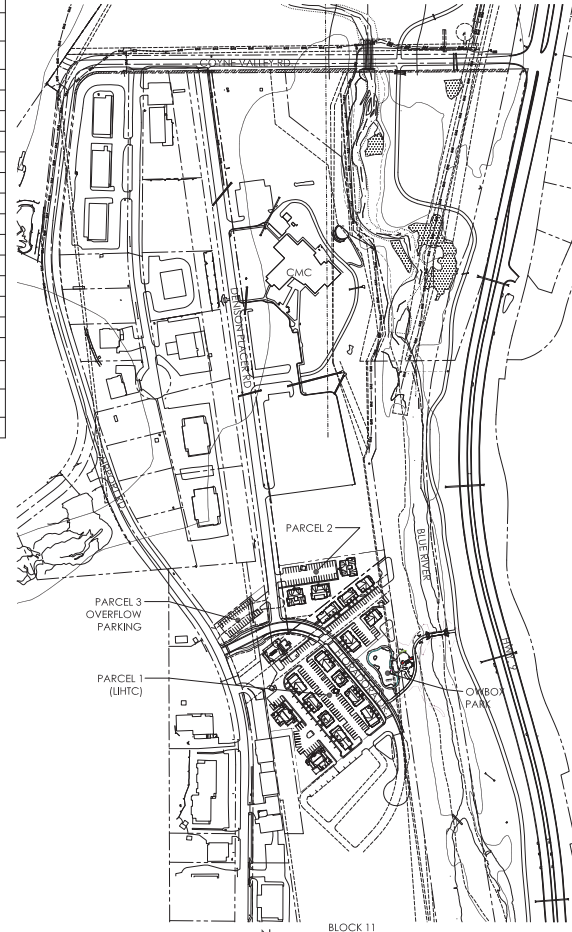
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
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)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	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	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	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)		
33/R	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		

35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

GENERAL PROJECT INFORMATION				
LEGAL DESCRIPTION	Project contains portions of the following: Tract A, Runway Sub Resubdivision: Rock Hill Ranch Condo Resub (Aka Lot 2a) Lot 2c; Block 10: Runway Sub Tract D, & Runway Sub Tract E			
LAND USE DISTRICT	LUD 31			
MASTER PLAN	Block 11 Master plan			
USES	Multi family dwellings & Accessory structures			
PROJECT DATA				
	PARCEL 1 (LH/C)	PARCEL 2	PARCEL 3	TOTAL
LOT AREA	198,112 sq.ft. (~4.5 Acres)	46,329 sq.ft. (~1.05 Acres)	17,175 sq.ft. (~.39 acres)	261,616 sq.ft. (~6.0 acres)
TOTAL RESIDENTIAL SQUARE FOOTAGE	64,214 sq. ft.	15,665 sq. ft.	--	79,879 sq. ft.
TOWNHOMES (1 UNIT = 1,600 SF)	50,522 / 1,600 = 31.6	--	--	--
APARTMENTS (1 UNIT = 1,200 SF)	13,692 / 1,200 = 11.4	15,665 / 1,200 = 13	--	--
TOTAL DENSITY	43 / 4.6 = 9.3 UPA	13 / 1.05 = 12.4 UPA	--	56 / 5.65 = 9.9 UPA
COMMON AREA SQUARE FOOTAGE	5,494 sq. ft.	2,917 sq. ft.	--	8,411 sq. ft.
15% OF RESIDENTIAL AREA (EXEMPT)	9,632 sq. ft.	2,350 sq. ft.	--	11,982 sq. ft.
COMMON AREA DENSITY COUNTED	0 sq. ft.	567 sq. ft.	--	0 sq. ft.
TOTAL UNITS	66	30	--	96
3 BEDROOM TOWNHOME UNITS	6	0	--	6
2 BEDROOM TOWNHOME UNITS	44	0	--	44
2 BEDROOM APARTMENT UNITS	16	0	--	16
1 BEDROOM APARTMENT UNITS	0	10	--	10
STUDIO APARTMENT UNITS	0	20	--	20
FIREPLACES	0	0	--	--
PARKING REQUIRED	99	35	--	134
1 PER STUDIO	0	20	--	--
1.5 PER 1+ BEDROOM	99	15	--	--
PARKING PROVIDED	132	35	30	197
OFF STREET	121	35	30	186
ON STREET	11	0	--	11
OPEN SPACE	123,587 sq. ft. (62%)	22,100 sq. ft. (47%)	5,152 sq. ft. (30%)	150,839 sq. ft. (57%)
IMPERVIOUS AREAS (PAVING & HARDSCAPES)	SEE SHEET L-2			
FLORADORA AREA	SEE SHEET L-2			
SNOW STORAGE AREA	SEE SHEET L-2			



Parcel Area
scale: 1" = 200'-0"



Vicinity Plan
scale: 1" = 200'-0"

Signature Block:

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.

Denison Affordable Housing

Breckenridge, CO

Project Team

Architect:
Coburn Development
2560 28th St. # 200
Boulder, Colorado
p: 303-442-3351

Owner:
Town of Breckenridge
150 Ski Hill Rd.
Breckenridge, Colorado
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Design Consultant:
bhh Partners
160 E Adams Ave.
Breckenridge, Colorado
p: 970-453-6880

Owner's Rep:
Corum Real Estate
600 S. Chery St. # 625
Denver, Colorado
p: 720-273-6031

Landscape Architect:
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310 Main Street, Unit F
Frisco, Colorado
p: 970-485-4478

Civil Engineer:
Tetra Tech
130 Ski Hill Rd. # 130
Breckenridge, Colorado
p: 970-453-6394

Drawing Index

- T1.0 Title & Data
- T1.1 Architectural Site Plan
- ALTA Existing Conditions - Block 11 Survey
- C101 Civil Site Plan
- C102 Grading & Drainage Plan
- C103 Composite Utility Plan
- L1 Landscape Plan
- L2 Landscape Details
- A0.1 Shadow Analysis
- A0.2 Aerial View
- A0.3 Site Panoramics
- A1 Community Building
- A2 Building Type A
- A3 Building Type B1
- A4 Building Type B2
- A5 Building Type C
- A6 Building Type D
- A7 Building Type E
- A8.1 Building Type F1
- A8.2 Building Type F1
- A9.1 Building Type F2
- A9.2 Building Type F2
- A10 Enlarged Unit Plans
- A11 Enlarged Unit Plans
- A12 Enlarged Unit Plans
- A13 Trash Enclosure



3020 Corban Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3993

DENISON AFFORDABLE HOUSING CO BRECKENRIDGE, CO

DISCLAIMER: THESE DOCUMENTS ARE PROVIDED BY COBURN DEVELOPMENT INC. FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATING, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY DEVELOPMENT REVIEW
1.19.2016

SHEET NO.

T1.0
TITLE & DATA



**COBURN
ARCHITECTURE**

3020 Corbin Place #203
Boulder, Colorado
D: 303-442-3351
F: 303-447-3993

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

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DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY
DEVELOPMENT REVIEW
1.19.2016

SHEET NO.

T1.1
SITE PLAN

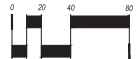


Site Plan
scale: 1" = 40'-0"

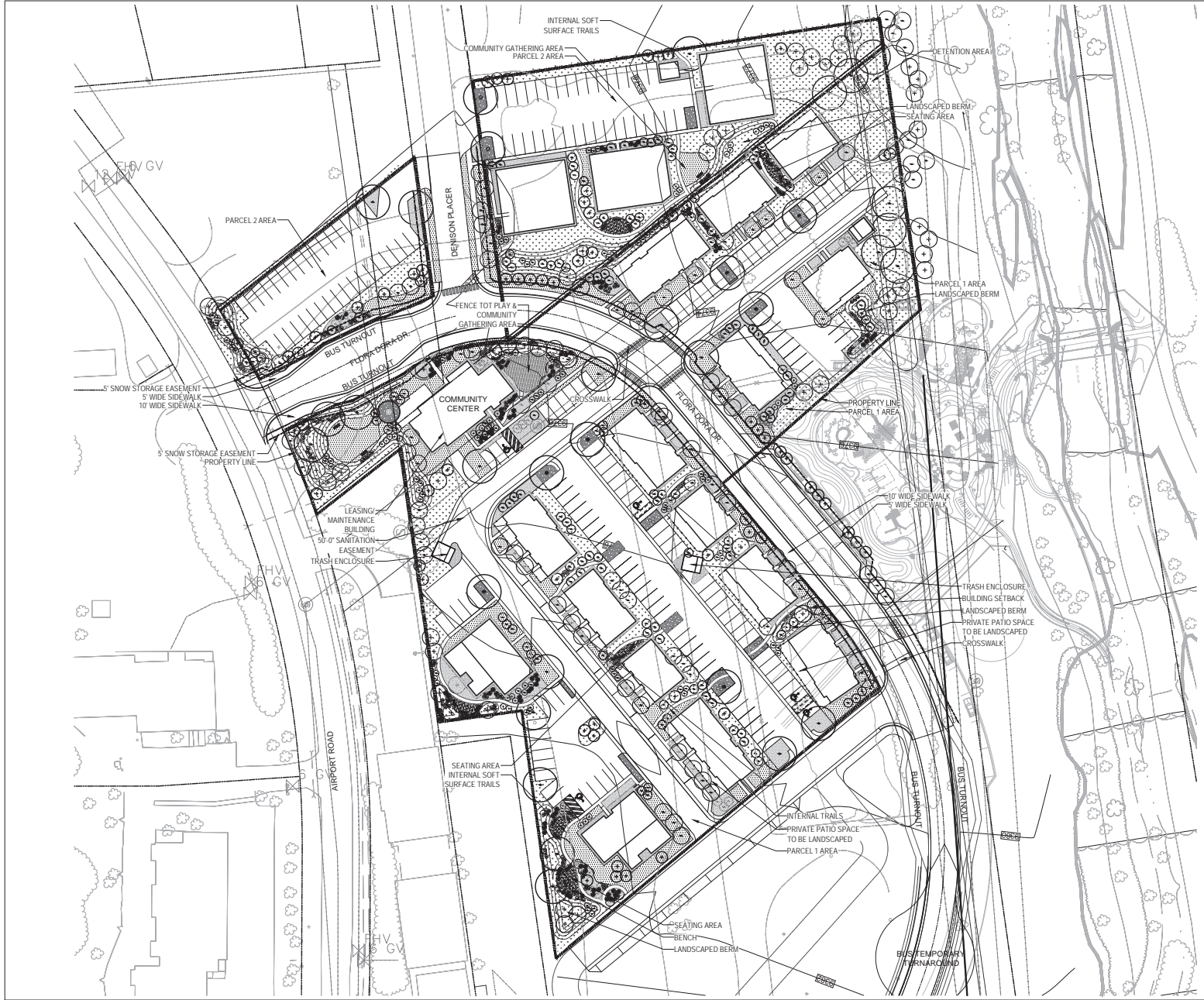
LEGEND

	PROPERTY LINE
	SNOW STORAGE EASEMENT
	SIDEWALK
	STEEL EDGER
	FENCE
	INTERNAL SOFT SURFACE TRAILS
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	CRUSHER FINES-GREY
	TOT PLAY & COMMUNITY GATHERING AREA
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
-SPACING: 15" O.C.	

NOTE:
ENCROACHMENT LICENSE AGREEMENTS FOR LANDSCAPE IMPROVEMENTS LOCATED IN THE UPPER BLUE SANITATION DISTRICT EASEMENT WILL BE COMPLETED PER DISTRICT STANDARDS. IMPROVEMENTS LOCATED IN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.



SCALE 1"=40'

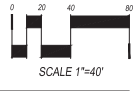




LEGEND

SNOW STORAGE DELINEATION		
	SNOW STORAGE DELINEATION	
SNOW STORAGE CALCULATIONS:		
SNOW STORAGE FOOTPRINT	SNOW STORAGE AREA (SQ. FT.)	SNOW STORAGE AREA (SQ. FT.)

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DENISON PLACER AFFORDABLE HOUSING
 BRECKENRIDGE, CO

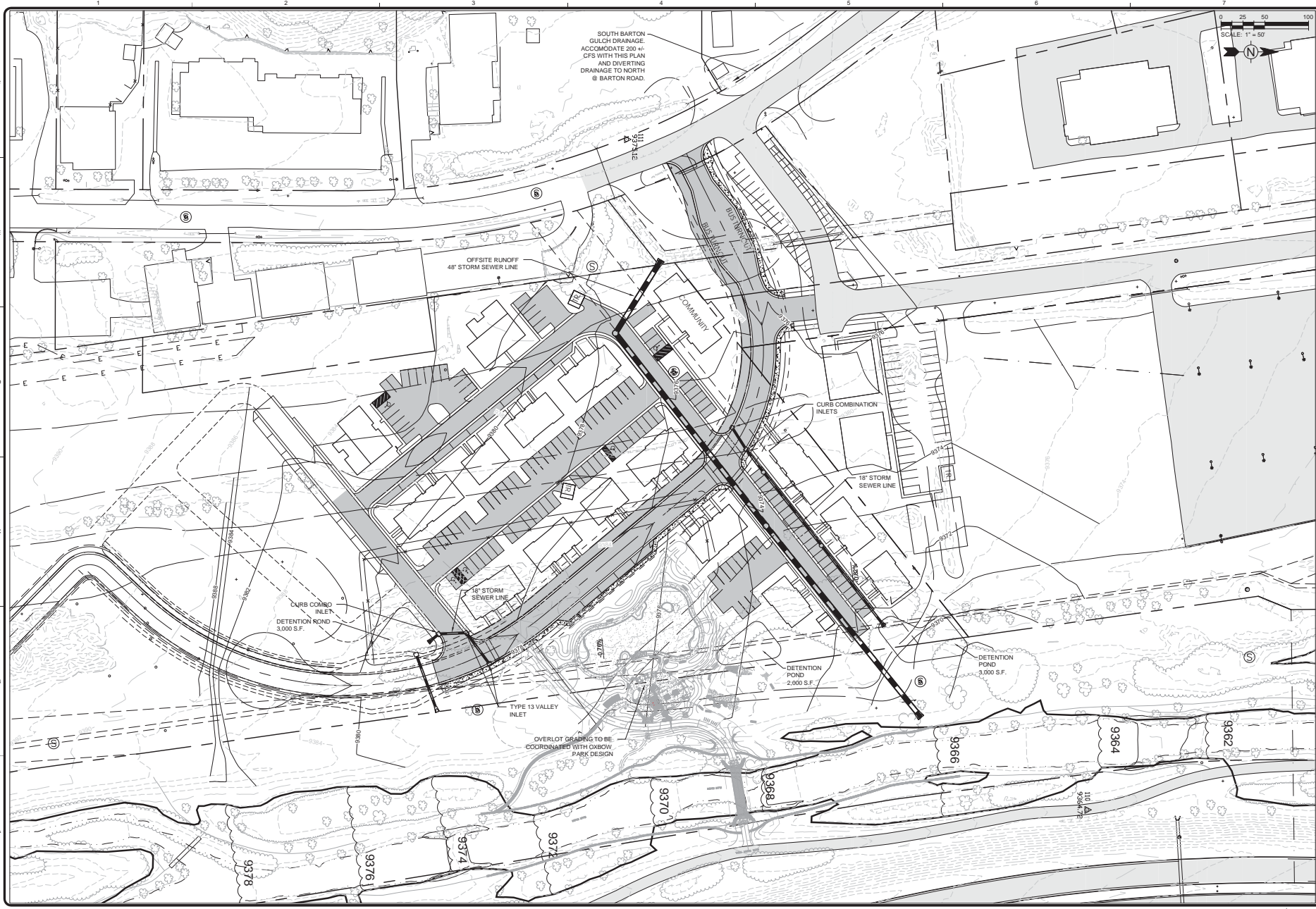
OWNER:
 TOWN OF BRECKENRIDGE

NOT FOR
 CONSTRUCTION

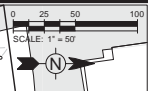
DATE:
 TOB PLANNING:
 12/15/15
 01/19/16

SHEET TITLE:
 SNOW STORAGE
 PLAN
 SHEET NUMBER:
 L-2

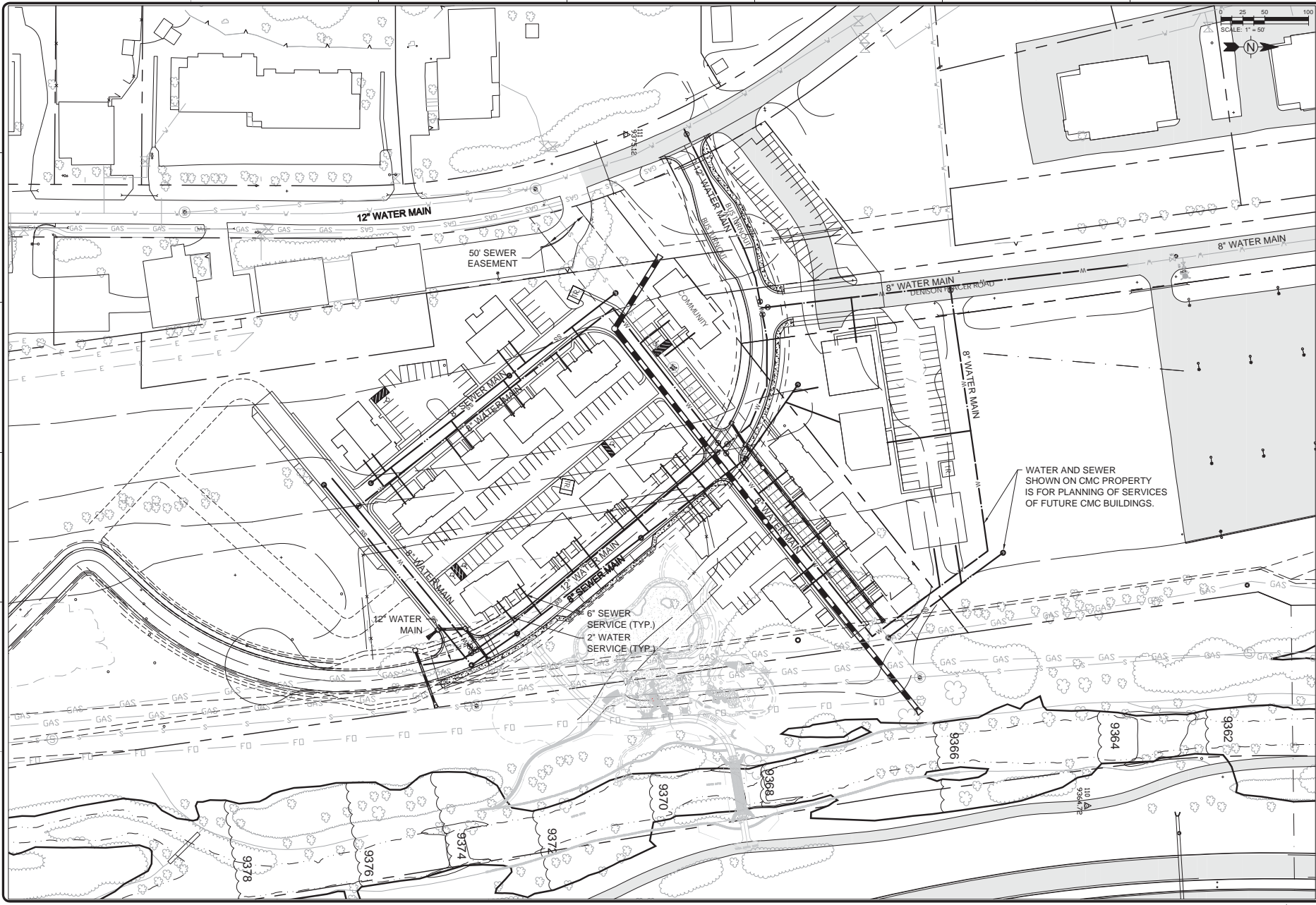
CHECKED BY:
 DRAWN BY:
 L.N.
 M.P.



SOUTH BARTON
CULCH DRAINAGE.
ACCOMMODATE 300+
CFS WITH THIS PLAN
AND DIVERTING
DRAINAGE TO NORTH
@ BARTON ROAD.



TOWN OF BRECKENRIDGE		TETRA TECH	
DENISON PLACER HOUSING		www.tetra-tech.com 130 So Hill Road, Suite 140 Breckenridge, Colorado 80424 Phone: 970-451-2581 Fax: 970-451-6070	
BY	DESCRIPTION	DATE	MARK
	UPDATED SITE PLAN	12/14/15	
	UPDATED SITE PLAN	1/16/16	
SCHEMATIC DESIGN GRADING & DRAINAGE PLAN			
Project No.:	133-08988-16001	Designed By:	CAM
Drawn By:	CAM	Checked By:	COO
C102			

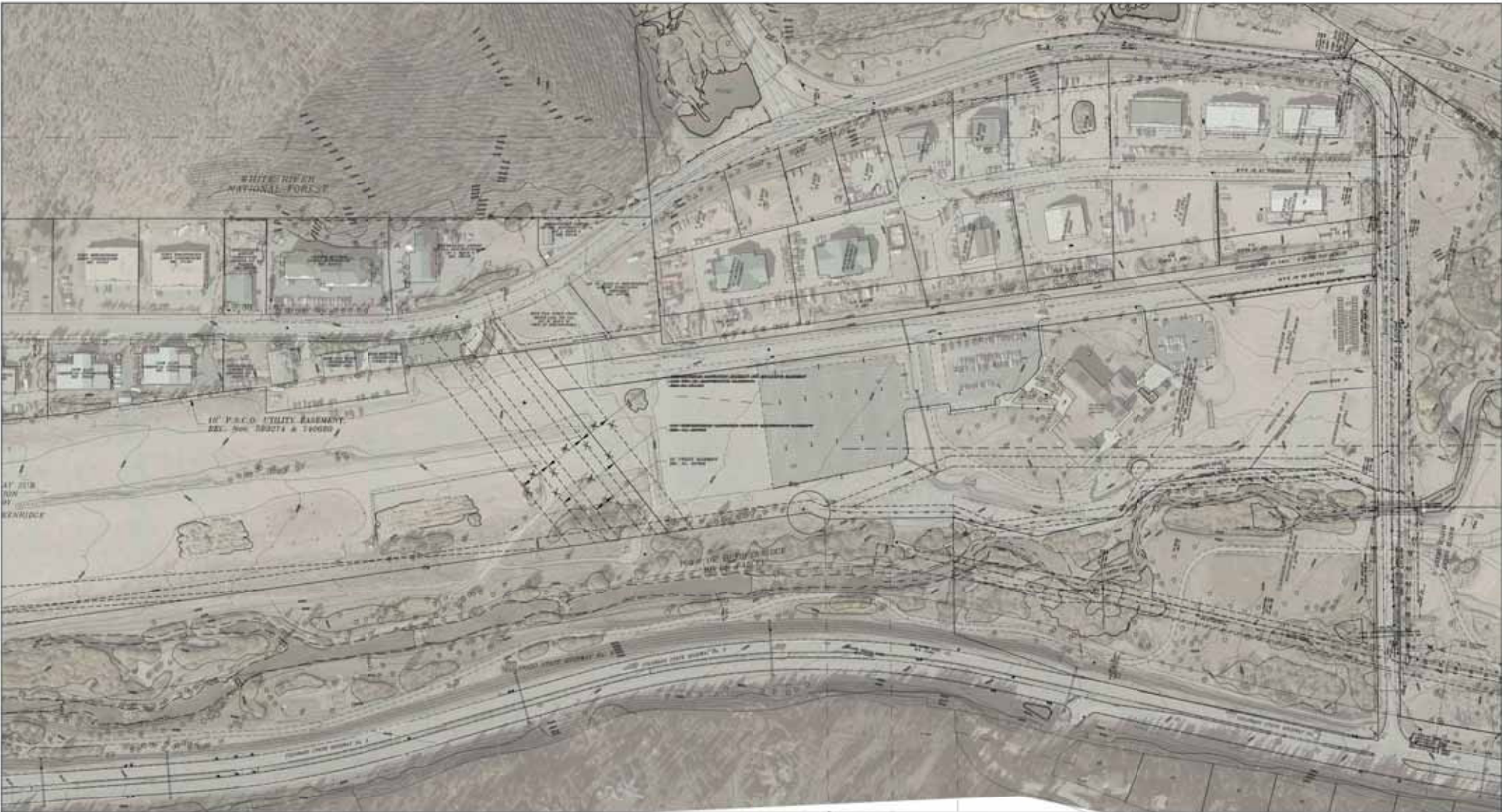


MARK	DATE	DESCRIPTION
	12/14/15	UPDATED SITE PLAN
	11/19/16	UPDATED SITE PLAN

TOWN OF BRECKENRIDGE
 DENISON PLACER HOUSING
SCHEMATIC DESIGN
COMPOSITE UTILITY PLAN

Project No.: 133-00898-10001
 Designed By: CAM
 Drawn By: CAM
 Checked By: COO

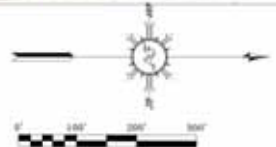
C103



A.L.T.A. SURVEY
 TOPOGRAPHIC MAPPING PORTION
 McCAIN AND ALPINE ROCK PARCELS
 PORTIONS OF THE S.E. 1/4, OF SEC. 13, AND THE E. 1/2 OF
 SEC. 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST, AND THE S.W.
 1/4, OF SEC. 18, AND THE W. 1/2 OF SEC. 19, TOWNSHIP 6
 SOUTH, RANGE 77 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO

12.19.14
 SHEET 2 OF 2

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than five years from the date of the certification shown herein.



— = 1' CONTOUR
 — — — = 5' CONTOUR

- MAPPING NOTES:**
1. PROPERTY BOUNDARIES: ALL CONTROL POINT 2-206, ELEVATION 8261.74, MARCH 1988
 2. COORDINATES AND CURVED STATE PLANE CENTRAL ZONE (NAD83) USING A CURVED STATE FACTOR OF 0.999981888 ON AN UTM GRID SOLUTION REPORT AND APPLIED AT POINT 21, 17-DAVE
 3. MAPPING WAS COMPILED BY CARRERA TOPOGRAPHICS, DATE OF PHOTOGRAPHY OCTOBER 20th, 2014
 4. MAPPING OF THE ALPINE ROCK PARCELS WAS SUPPLEMENTED BY A CURVED CORNER FROM APPROXIMATELY 1100 FEET SOUTH OF JOHN CALLET ROAD SHEDS - 270 FEET BEYOND THE WALSH PROPERTY BOUNDARY. THE CURVED CORNERS HAVE BEEN REMOVED AND REPLACED WITH THE CORNER SCATTERED CORNERS.
 5. WITH THE EXCEPTION OF THE McCAIN AND ALPINE ROCK A.L.T.A. SURVEY THE PROPERTY LINES SHOWN ARE FROM AIRBORNE REPRESENTATION ONLY AND NOT THE RESULT OF A MEASUREMENT SURVEY BY REGISTERED SURVEYORS.
 6. REFER TO THE A.L.T.A. SURVEY SHEETS 1 THROUGH 4 FOR ADDITIONAL SURVEY INFORMATION.



③ December 21st 2 P.M.
12" = 1'-0"



② December 21st 12 A.M.
12" = 1'-0"



① December 21st 10 A.M.
6" = 1'-0"

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DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY
DEVELOPMENT REVIEW
12.15.2015

SHEET No.

A0.1
SHADOW STUDIES



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DESCRIPTION	AUTHOR	CHECKED DATE

PRELIMINARY
 DEVELOPMENT REVIEW
 1.19.2016

SHEET NO.

A0.2
 SITE AERIAL



View From Highway 9: South Bound
 scale: Not To Scale



View From Highway 9: North Bound
 scale: Not To Scale



3020 Carbon Place #203
 Boulder, Colorado
 p: 303-442-3351
 f: 303-447-2933

**DENISON
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PRELIMINARY
 DEVELOPMENT REVIEW
 12.15.2015

SHEET NO.
A0.3
 SITE
 PANORAMICS



1 Perspective View

BUILDING TYPE F1

BUILDING SQUARE FOOTAGE:

FIRST FLOOR RES. = 2212 S.F.
 FIRST FLOOR COM. = 179 S.F.
 SECOND FLOOR RES. = 2212 S.F.
 SECOND FLOOR COM. = 179 S.F.
 THIRD FLOOR RES. = 956 S.F.
 THIRD FLOOR COM. = 283 S.F.

TOTAL RESIDENTIAL = 5380 S.F.
TOTAL COMMON = 641 S.F.

UNIT BREAKDOWN:

- (6) STUDIO UNITS
- (4) 1 BEDROOM UNITS

BUILDING TYPE QUANTITY:

- (2) BUILDING TYPE F1

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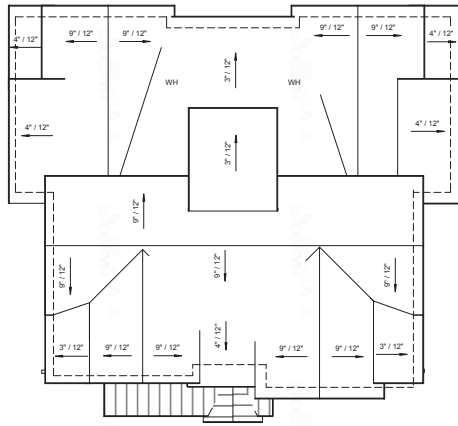
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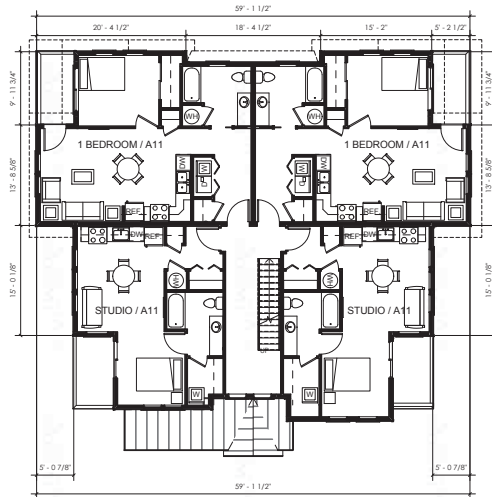
SHEET NO.

**A8.1
 BUILDING F1**

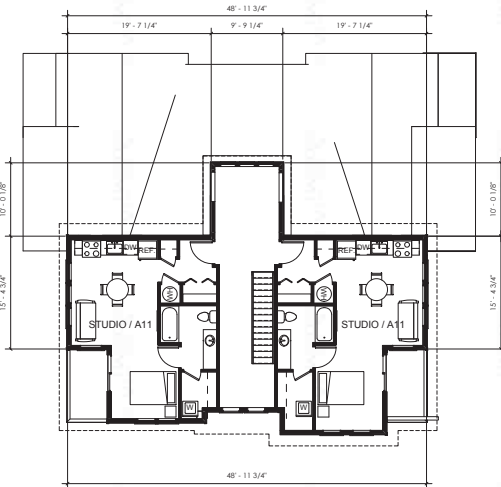
Unit Location
 1" = 150'



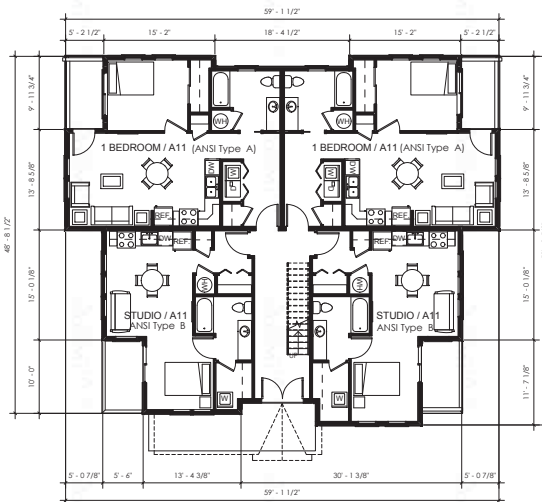
5 Roof Plan
 1/8" = 1'-0"



3 Second Floor Plan
 1/8" = 1'-0"



4 Third Floor Plan
 1/8" = 1'-0"



2 First Floor Plan
 1/8" = 1'-0"



3 Front Elevation
 1/8" = 1'-0"



4 Left Elevation
 1/8" = 1'-0"



1 Right Elevation
 1/8" = 1'-0"



2 Back Elevation
 1/8" = 1'-0"

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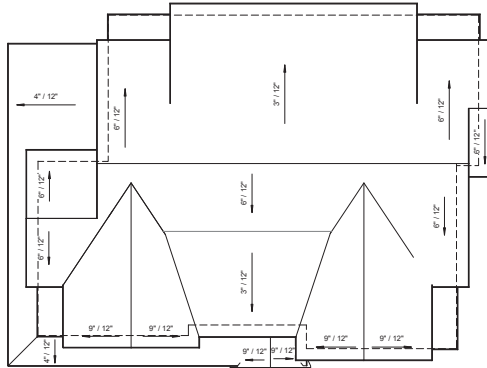
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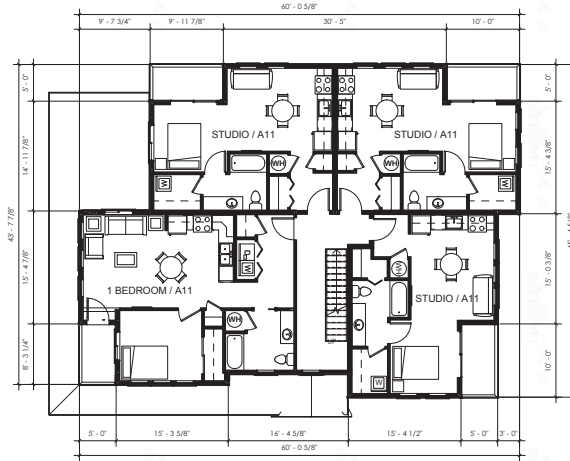
A8.2
 BUILDING F1



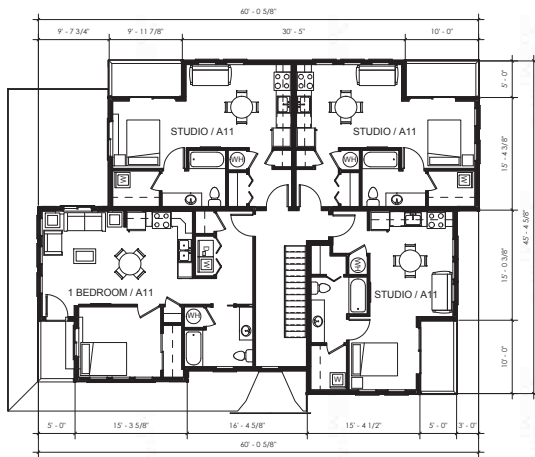
① Perspective view



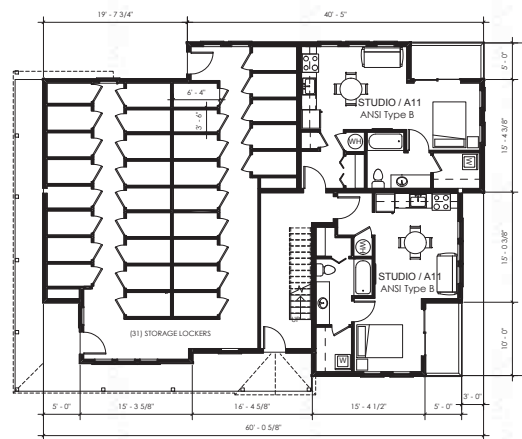
⑤ Roof Plan
1/8" = 1'-0"



③ Second Floor Plan
1/8" = 1'-0"



④ Third Floor Plan
1/8" = 1'-0"



② First Floor Plan
1/8" = 1'-0"

BUILDING TYPE F2	
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR RES. = 904 S.F.	FRIST FLOOR COM. = 1421 S.F.
SECOND FLOOR RES. = 2006 S.F.	SECOND FLOOR COM. = 174 S.F.
THIRD FLOOR RES. = 2006 S.F.	THIRD FLOOR COM. = 174 S.F.
TOTAL RES. = 4916 S.F.	
TOTAL COM. = 1769 S.F.	
UNIT BREAKDOWN:	
(8) STUDIO UNITS	
(2) 1 BEDROOM UNITS	
(31) STORAGE LOCKERS	
BUILDING TYPE QUANTITY:	
(1) BUILDING TYPE F2	

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ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR	CHECKED DATE



Unit Location
1" = 150'

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DEVELOPMENT REVIEW
01.19.2016

SHEET NO.

A9.1
BUILDING F2

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ISSUED/REVISION SCHEDULE			
DESCRIPTION	AUTHOR	CHECKED	DATE

PRELIMINARY
DEVELOPMENT REVIEW
01.19.2016

SHEET NO.

A9.2
BUILDING F2



4 Left Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



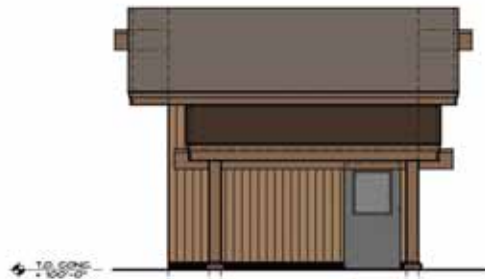
3 Front Elevation
1/8" = 1'-0"



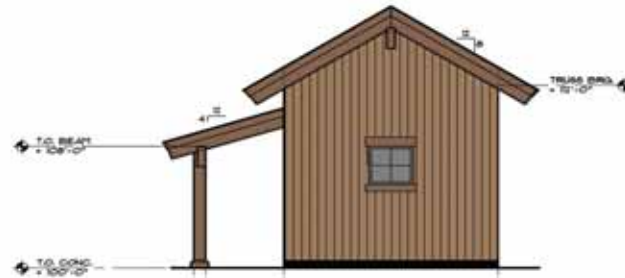
1 Right Elevation
1/8" = 1'-0"



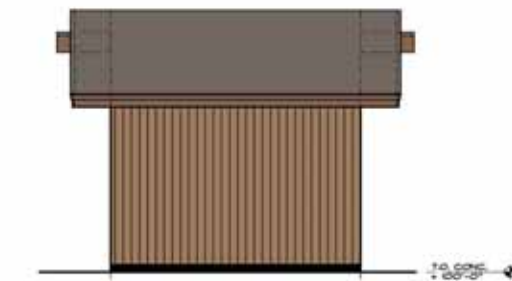
4 Front Elevation
1/4" = 1'-0"



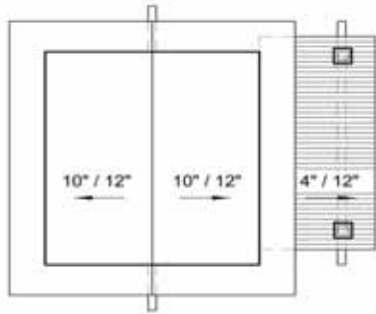
3 Right Elevation
1/4" = 1'-0"



2 Back Elevation
1/4" = 1'-0"



1 Left Elevation
1/4" = 1'-0"



8 Roof Plan
1/4" = 1'-0"



7 First Floor Plan
1/4" = 1'-0"

TRASH ENCLOSURE

BUILDING TYPE QUANTITY:
[4] TRASH ENCLOSURES



Enclosure Locations
1" = 150'



COBURN
ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

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BRECKENRIDGE, CO



140 East Adams
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REVISION SCHEDULE

DESCRIPTION	AUTHOR	CHECKED	DATE

PRELIMINARY
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01.20.2016

Sheet No.

A13
TRASH
ENCLOSURE