



PLANNING COMMISSION AGENDA

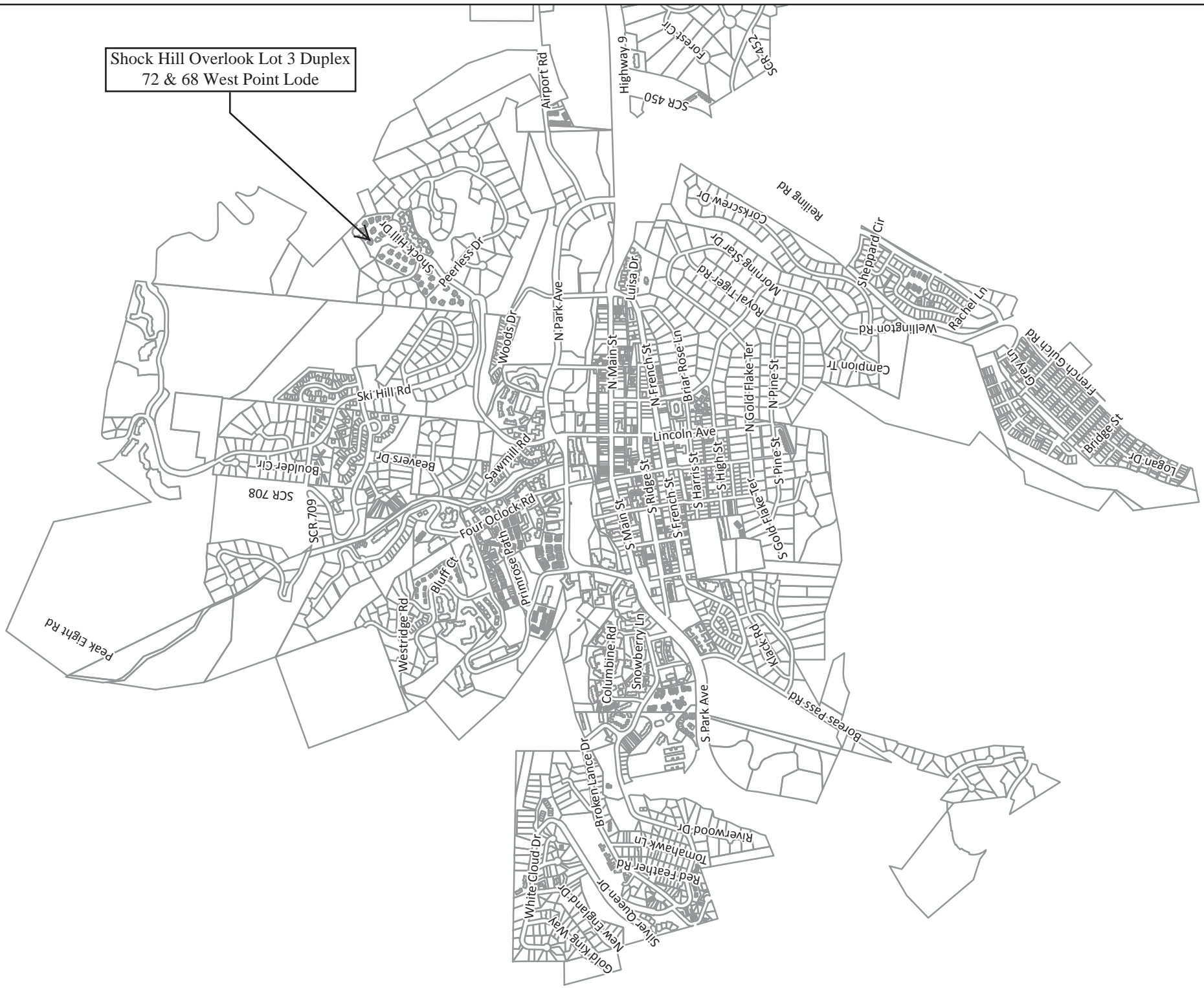
Tuesday, March 07, 2017
Breckenridge Council Chambers
150 Ski Hill Road

6:00pm	<i>Call To Order Of The March 7 Planning Commission Meeting; 6:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
6:05pm	<i>Consent Calendar</i>	11
	1. Shock Hill Overlook Lot 3 Duplex (MM) PL-2017-0010; 72 & 68 West Point Lode	
6:15pm	<i>Worksessions</i>	
	1. History Colorado - Mark Rodman	
6:30pm	<i>Town Council Report</i>	
6:45pm	<i>Child Care Program Update</i>	28
7:00pm	<i>Development Code Steering Committee Update</i>	
7:15pm	<i>Other Matters</i>	
	1. Saving Places Conference Recap (All)	
7:30pm	<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.**

Shock Hill Overlook Lot 3 Duplex
72 & 68 West Point Lode



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Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 6:00 pm by Chair Schroder.

ROLL CALL

Mike Giller	Christie Leidal	Ron Schuman
Jim Lamb	Dan Schroder	
Gretchen Dudney	Steve Gerard (arrived 6:05pm)	

APPROVAL OF MINUTES

Ms. Leidal: My comment on page 4 should read “I have a client that may wish to do the same type of application.”

With no other changes, the February 7, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the February 21, 2017, Planning Commission Agenda was approved.

WORKSESSIONS:

1) Alpine Rock Permit Extension for PC#2012056 (CK)

Mr. Kulick presented. Alpine Rock is currently in the fourth year of a five year lease with the Town of Breckenridge (June 17, 2013-June 17, 2018) for a portion of the McCain parcel. Alpine Rock has a development permit that allows the processing and sale of aggregate material. Processing includes crushing and washing of material from on and off site, as well as asphalt and concrete manufacturing. Based on both the Town’s plans for the McCain property and Alpine Rock’s planned operations, Alpine Rock plans to operate through the fall of 2017 in support of the Iron Springs project and then cease operations and vacate the property in January, 2018.

Alpine Rock’s current Class B Development Permit was approved by the Town Council on May 13, 2014 for a period of three years. Their permit will expire approximately seven months prior to their planned termination of operations in January 2018. In lieu of proceeding with a another three year renewal, which necessitates a Class B review, the Alpine Rock and the Town’s Public Works staff, who manage the land lease, are requesting to extend the permit administratively.

Due to the proposed limited duration of the extension of 12 months of this permit, which staff has not received any concerns from the public on, Staff is requesting feedback from the Commission on an administrative extension to their current permit. If the Planning Commission gives staff direction for an administrative review, staff will include a condition of approval for the permit to expire on May 13, 2018, which would give Alpine Rock several extra months of permit life beyond their planned cessation of operations in January of that year. Staff will be happy to answer any questions related to this proposal.

Mr. Schroder opened the Worksession to public comment. There was no public comment.

Commissioner Questions / Comments:

Mr. Giller: Do they need to reclaim the site? (Mr. Kulick: Public Works takes the lead on clean up and will do any remediation that the site needs. They are currently in compliance with discharge permits and we don’t see any major issues.) (Ms. Puester: It is worked into their lease as to what they are responsible for and what the Town will be responsible for.)

Mr. Schroder: Could the lease be extended for an additional three years? (Mr. Kulick: Neither of the parties desires to extend lease beyond its current term at this time.)

Ms. Leidal: What are the public notice requirements, or what class is it? (Mr. Kulick: Class D. They had a

formalized review twice a year at the beginning of the project but recently they haven't had any review and they haven't had any problem or citizen complaints.)

Mr. Gerard: How is Alpine Rock's work coordinated with Summit County's Swan River reclamation project that is also producing aggregate materials for the Iron Springs project? (Mr. Kulick: I am not sure about the inner workings of the Iron Springs project management but I would assume they coordinated.)

Mr. Schuman: Good use of staff time and easy.

Mr. Lamb: Extension is a good idea.

Ms. Dudney: I agree.

Ms. Leidel: I agree.

Mr. Gerard: It doesn't require full approval; I agree with staff.

Mr. Schroder: I support.

Mr. Giller: I agree with staff.

TOWN COUNCIL REPORT:

Mr. Grosshuesch presented.

- At budget retreat, the meeting began with the Council reviewing the financial report for the Town.
- The next discussion item pertained to plans transportation and parking projects. Council directed the staff to hold off on planning for pedestrian improvements beyond those associated with the Riverwalk Center connection to the 4 O'Clock roundabout.
- Council requested a feasibility study for a surface gondola that would serve in town destinations. Transit is experiencing an increase in ridership. Council directed staff to look into the possibility of our bus fleet becoming all electric buses. Regarding parking, Council established a goal for 750 new parking spaces in town, 50% of which would be located at the ice arena. Council authorized staff to proceed with design engineering on two roundabouts, South Park and Main and Village and Park Avenue.
- Broadband: Council asked for a feasibility study.
- Council Goals:
 - Housing: Council established a goal to create 150 beds in 2019.
 - Council supports recreation field house; somewhere in the County.
 - Child Care: Not looking for additional tax revenue funding at this time.
 - Asked to remove lobby project at Riverwalk Center and go forward with ticket office upgrade.
 - Public engagement: Have bi-annual town meeting with public question/answer session.
 - Sustainability: Cost analysis on how to get the town departments to 100% renewable. Would like us to look at a way to increase the recycle rate.
 - Public Works: Increase the bus barn space.

(Mr. Schroder: Were these prioritized and are there expectations and timelines? It seems like a large work load.) Yes, there were. (Ms. Puester: Commented on the time frame of projects.)

TOWN PROJECT HEARINGS:

1) Riverwalk Pedestrian Improvements (CL) PL-2017-0028, 150 West Adams Avenue

Mr. LaChance presented a proposal to install 7,253 sq. ft. of heated walkways and concrete pavers, a 105 sq. ft. boiler building, retaining walls, storm sewer, landscaping, improved lighting, and a sculpture at 150 West Adams Avenue adjacent to the Riverwalk Center. Mr. Chris McGinnis, Civil Engineer II for the Town of Breckenridge, and Ms. Jennifer Cram, Director of Public Programs and Engagement, Breckenridge Creative Arts, were also present for the presentation.

Mr. LaChance noted that there was a change to the point analysis as presented in the Staff Report. The

updated point analysis was as follows:

Staff recommends that the Planning Commission assess positive three (+3) points for improved internal circulation / accessibility under Policy 16/R, negative two (-2) points under Policy 7/R for development to replace a significant tree stand, and positive one (+1) point under Policy 43/R for the installation of public art, resulting in a total point recommendation of positive two (+2) points. The Planning Commission finds that the proposed heated walkways and hardscape are required for the safety and welfare of the general public and does not recommend that the Town Council assess any negative points under Policy 33/R.

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). Staff recommended that the Planning Commission recommend approval to the Town Council of the Riverwalk Pedestrian Improvements, PL-2017-0028, located at 150 West Adams Avenue with a passing point analysis of positive two (+2) points with the presented Findings.

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

Commissioner Questions / Comments:

- Mr. Schuman: The heated plaza area seems sizable for no negative points. How large will it be? (Mr. LaChance: 7,000+ square feet.)
- Mr. Giller: Landings and ADA requirement? (Mr. McGinnis: Landings are not required; the grade is below five percent per ADA.)
- Ms. Leidal: You are losing parking spaces, will we still sufficient parking at the Riverwalk Center? (Mr. LaChance: Yes, there is one remaining space beyond what is required for the Riverwalk Center.)
- Mr. Schroder: Why lose 5 parking spaces if we are looking to add parking spaces? (Mr. LaChance: The original staff report for the Development Permit for the Riverwalk Center shows that, although the required spaces for the Riverwalk Center were designated to be at the Tiger Dredge lot, there is extra parking available at the F-Lot parking lot.) Is the boiler placement within a foot of the property line? (Mr. LaChance: It is in the Right of Way. I have spoken with the Engineering Department about this and have been informed that this is OK because there are other recent Town installations of boiler buildings in other Rights of Way.) (Mr. McGinnis: It needs to be that close for it to work properly.)
- Mr. Giller: Have you looked at the direction of travel and 2% grade on the plaza for compliance with ADA for accessibility? I would recommend double-checking that. (Mr. McGinnis: Grade is at 1-2% cross slope for drainage.)
- Ms. Dudney: I support staff recommendations.
- Mr. Lamb: The space is 20 years old and it is time for this. It is good for public safety. The Town is using energy whether it is snowmelted or equipment is brought in to haul it. I approve.
- Mr. Schuman: Good layout. To be consistent between town and private projects, it should have gotten negative points for energy use of heated sidewalks. The Theobald building received negative points for heated sidewalks.
- Mr. Gerard: Agree with zero (0) points. Public area needs to be clear for safety and it is focal point of town. Good update.
- Mr. Giller: Good project. I caution you to check grading. Follow ADA carefully.
- Ms. Leidal: I support. I feel there is precedent under Policy 33/R F (1) a., which says zero (0) points can be assigned for heating walkways for public safety concerns, so I support zero (0) points.
- Mr. Schroder: I appreciate the updates on tree buffers. I support staff recommendations.

Mr. Schuman made a motion to recommend the Town Council approve the Riverwalk Pedestrian Improvements, PL-2017-0028, 150 West Adams Avenue, with a passing point analysis of positive two (+2)

points and the presented findings. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

2) Denison Placer (JP) PL-2017-0014, 107 Denison Placer Road / TBD Flora Dora Drive / 1900 Airport Road

Ms. Leidal: I have a client interested in a portion of the property, the overflow parking lot. This may be a conflict of interest.

Mr. Lamb: I believe Ms. Leidal will be impartial.

Mr. Schroder: Will you make any money off of this? (Ms. Leidal: I will be paid to put together the application. I would step down if necessary.)

Ms. Dudney: I have no problem.

Mr. Gerard: I see no real financial gain in the results of the project.

Ms. Dudney: It could be a problem if consultant is recommending design or density but I don't see it being a problem in this case.

Mr. Schuman: I support having Ms. Leidal stay.

Mr. Schroder: I support having Ms. Leidal stay. (Mr. Grosshuesch: Ultimately it is up to the Planning Commission to make the call.) We would resoundingly like to keep Ms. Leidal. Thank you for bringing it up.

Ms. Puester presented a proposal to construct 58 workforce for sale townhomes (13-one bedrooms, 37-two bedrooms, and 8-three bedrooms) and 18 one bedroom workforce rental apartment units (53 single family equivalents or SFEs) in 19 buildings on six acres of the northernmost undeveloped section of the Block 11 parcel with access from Denison Placer Road and Flora Dora Drive. Primary changes from the initial development approval include unit count, unit types, architecture and parking.

Ms. Danielle Lynn and Mr. Pete Weber from Coburn Development, Architects for the project, were also present.

Changes From Approved Plans (from Denison Placer 1 and Overflow Parking Lot Site Plans)

The site configuration remains largely unchanged. The roadway, property boundaries and the building footprints remain primarily in the same locations with some minor adjustments. The following major changes have been made to the Denison Phase 1 and Overflow Parking Lot plans which were approved by the Planning Commission April 5, 2016. (No change has been made to DP2).

Site Plan and Civil Plan

- The number of units has increased from 66 to 76, however because the plan now includes 1 bedroom units, the actual number of bedrooms has decreased from 138 down to 129.
- The overflow parking lot on D3 to the north of Flora Dora Drive has been replaced with 6 townhomes units in 2 buildings (Building Type E).
- Surface parking spaces throughout the site have been reduced from 133 spaces to 108. Enclosed parking spaces are new to the plan and include 39 spaces in townhomes garages and 3 carport parking spaces. Previously all parking provided was surface parking. Overall, the parking space count has increased.
- The property line has moved approximately 50 feet to the south into Block 11, incorporating Walker Street and a new Parcel D4
- D4 will be for open space, snow storage and regional detention.
- The community center building and tot lot have been removed and replaced with two townhome buildings, Building Type A1. (The community center was a requirement of the LIHTC application).
- Three trash enclosures serve the development with the exception of the D3 parcel (previously overflow lot) which will have individual roll away containers. Two of the trash enclosures provide attached storage units for property owners.

Architecture

- Architecture in general has been revisited to provide for more variation and articulation especially on the side and front elevations.
- Additional building types have been added for more variation throughout the site.
- The two apartment buildings now consist of one bedroom units instead of two bedroom units.
- There are 33 units with tuck under garages, reducing the previous surface parking count.
- A new carport with three parking spaces, storage space and trash enclosure near Oxbow Park.
- Each unit has an attached garage for additional storage or has been provided a separate storage unit

Landscaping

- A new snow storage plan is reflective of the overall site plan changes.

Staff recommended the Planning Commission recommend the Town Council approve the Denison Placer 1 Master Plan and Site Plan Modification, PL-2017-0014, located at 107 Denison Placer Road / TBD Flora Dora Drive / 1900 Airport Road, Lot A-1, and Tract E, Runway Subdivision, and Lot 2C, Block 10, Resubdivision Plat of the Common Area of Rock Pile Ranch Condominium, resulting in positive four (+4) points and the presented Findings and Conditions.

Commissioner Questions / Comments:

Ms. Dudney: Is Walker St a Town ROW or Private (Ms. Puester: For now it is private to be maintained by the HOA, but it is sized to be dedicated when/if there is another housing project served by this road.)

Mr. Schroder: The Denison Placer and Coyne Valley recreation path would make their way around the river. Will they work on connecting these other recreation paths? (Ms. Puester: The goal is to create connectivity from this neighborhood to other trails and to the Rec Path.)

Ms. Laurie Best, Senior Planner for the Town of Breckenridge and Project Manager: The road south of the neighborhood will likely be dedicated Town Right of Way once it actually connects to a future project. The parcel on the north side of Flora Dora which is D3 was a remnant parcel, identified for parking because it was not a reasonable location for a handful of isolated apartments. With the conversion to Townhome project, it became a viable site for six units. We are in conversation with the owner to the north to incorporate and reconfigure those townhomes into their project, so likely to see a modification to this plan when and if they submit their plan. As part of the reworking of this plan from the LIHTC plan, we generally kept the buildings in the previously approved locations because infrastructure is in at those locations, but we replaced the community building, which we no longer need with some townhomes and we added a Tract D4 on the south for regional detention and also as overflow snow storage to serve this project as well as the next housing project to the south. Given the tight site, it makes sense to have that overflow to accommodate big snow years. (Mr. Schroder: Will D4 remain a detention pond as development expands?) Yes. It will remain and serve the entire area once it is developed.

Commissioner Questions / Comments:

Ms. Leidal: What is the height of building F3 on page 30?

Ms. Dudney: It shows 35 feet. (Ms. Lynn: It is 35 feet to the mean.)

Mr. Giller: How many have garages? (Mr. Weber: 39 have garages.)

Mr. Schuman: What is D4 used for? Private or public use? (Ms. Puester: Snow storage, open space and detention for this development and future development.) How many individual trash receptacles? Concerned about tight space. (Ms. Puester: Six units will have their own roll aways on the last phase to the north of Flora Dora.) (Ms. Lynn: Presented about overall site plan layout.)

- Ms. Leidal: Will the storage space be assigned? (Ms. Best: Yes. Storage space will be assigned.) Who will snow plow and clear access to storage? (Ms. Lynn: The HOA, but note the storage area is an enclosed area.)
- Ms. Dudney: Where do visitors park? (Ms. Lynn: It is included in the units 2 spaces. Haven't gotten into details about assigning parking. There are surface spaces and on street spaces available. We do exceed code requirements.) (Ms. Best: Some spaces can be reserved for visitor parking but assigning spaces reduces the efficiency; overall I think we are providing enough parking.)
- Mr. Lamb: I think 3 bedroom units will be occupied by families and need 2 spots.
- Ms. Leidal: Will there be one person in a one bedroom? (Ms. Best: That hasn't been decided. Parking will be managed by the HOA.) (Mr. Weber: Based on our experience there will be sufficient space available.) (Mr. Weber: Presented about architecture.)
- Ms. Leidal: What is the material of the garage doors and the trash bins?? (Mr. Weber: Painted. Composite of some type on garage doors, possibly painted metal.)
- Ms. Dudney: Will the storage be a single level and where is the entrance? (Ms. Lynn: Single level. (Showed storage space on the plan.))
- Ms. Leidal: Any problems with the corrugated material? Can you stain it? (Mr. Weber: You cannot.)
- Mr. Schroder: Are you suggesting another color scheme for the type E buildings on D3 or keeping it the same? (Mr. Weber: As the architects, we recommend keeping both buildings the same as they act as one building. They are so close together.)
- Mr. Schuman: What is the width of the alley? Is the street width standard? (Ms. Lynn: McGee is 26 feet. The alley is 24 feet with a pan on one side.)
- Mr. Giller: Are the railings on the balcony panels? (Mr. Weber: Yes, they are panels to increase the screening.)
- Ms. Dudney: Are the windows balanced? Why no windows on the back and at kitchen sink in A-1 building? Also have concerns with C1 second level facing the street and D2 on one of the garage units, windows should be to the exterior. (Ms. Lynn: Those units have a side view and there are sliding glass doors but we can look at adding a window above the kitchen sink where possible such as the middle units as you mentioned C1 building. The floor plan does not allow another window on the second level right now, but we can look at rearranging the bathroom floor plan to see if it's possible. D2: Can't change windows on the side of that one garage because of townhome property line per building code.) Are these fee simple townhouses or condos? (Mr. Weber: Fee simple townhomes.)
- Mr. Schuman: How many street lights do you have? I am concerned about enough lighting. (Ms. Puester: Three street lights. 13 private pole lights. It meets the town standards.) The carport looks forced and doesn't belong. Do you need it? (Ms. Elena Scott, Norris Designs, Consultant to the Project: Yes. We wanted to provide covered assigned parking for those units adjacent to the park also to make the parking that is private and right up against the park look private. It also helps to incorporate that building with the trash and storage units.)
- Mr. Giller: Lost points on tot lot. Will we replace that loss? (Ms. Puester: There actually were no points assigned previously for the tot lot as it was not opened to the public. We do have points for the 10 foot wide recreation path which provides good access to the river corridor, future adjacent housing and Oxbow Park. Oxbow is across the street and will provide a recreation amenity.) Possible to add site furnishing on site, maybe west of apartment buildings? (Mr. Weber: Site is very tight but we may be able to include by the A1 buildings and Flora Dora although it would be close to the road. Also perhaps by the apartments. In general the site has good access to recreational amenities and the townhomes have yards and porches.)
- Mr. Schuman: What will be at Oxbow Park? (Ms. Scott: Playground, shelter, bathroom. We didn't design it but it has good amenities for the residents.)
- Mr. Gerard: In regard to the two apartment buildings, are they the same color? (Ms. Puester: They are the same color and we are asking for Commission input.)

Mr. Schroder opened the hearing to public comment.

Mr. Lee Edwards: Confirming there are 76 total units and 164 parking spaces. (Mr. Schroder: Yes.) What are the phases? Who has ownership of the three buildings under construction on the adjacent lot? (Mr. Grosshuesch: Town currently owns them but they could be sold.) This is not the best planning effort. The area you chose doesn't seem to be the best. Airport Road is mixed residential and industrial. It is not good to introduce strictly residential. Lost small parking area with the overflow parking lot to two residential structures here and if other businesses on Airport Road grow; the commercial owners will run short of parking. We need that parking for overflow. You need to address that we need more parking in the area. I have a business on Airport Road. Are we paving over the valley floor? We don't need all these hard surfaces that need ongoing maintenance. People walk all over the place. No need for all the hard edges. Architecture is getting better and more interesting. Please consider beefier posts though. I am unimpressed with the location for workforce housing. It should be concentrated on County Road 450.)

There was no further comment and the hearing was closed.

Staff Questions for Commission:

1. Did the Commission agree that the D1 and D2 building types should have snow guards and a roof overhang at the unit adjacent to the two car garage to prevent large amounts of snow shed?
2. Did the Commission find that building type E should have another color palette for the second building?
3. Would the Commission prefer a darker color palette and second color scheme for building type F3 (apartment buildings)?

Commissioner Final Questions / Comments:

- Mr. Lamb: I like the project. The colors are good on building E. Much needed employee housing. Recommend snow fencing on building types D1 and D2, and don't love if you have to use heat tape. Supports project.
- Mr. Schuman: Supports project and point analysis. To answer the questions asked by staff, 1) no, 2) no, 3) no.
- Mr. Giller: Roofs look better, like the tuck unders in A2 and D2. Support project and point analysis. 1) yes, 2) either, 3) yes.
- Mr. Gerard: Supports project and point analysis. 1) yes, would be better than heat tape, 2) halfway there, 3) yes but 2 colors on building F3.
- Ms. Leidal: Make sure you have F3 at 35 feet to the mean or less. Agree with Mr. Edwards that posts look too thin and should beef those up. Concerned with the meal used higher on the elevations as it will stain the sidewalk. Think carport spaces should be assigned. Supports project and point analysis. 1) yes, 2) no, 3) yes.
- Ms. Dudney: Support project and point analysis. 1) yes, 2) in between, 3) yes for 2 different colors. Also beef up columns.
- Mr. Schroder: Support project and point analysis. 1) yes, 2) no, 3) yes.

Mr. Lamb made a motion to approve the Denison Placer 1 Master Plan and Site Plan Modification, PL-2017-0014, located at 107 Denison Placer Road / TBD Flora Dora Drive / 1900 Airport Road, Lot A-1 and Tract E, Runway Subdivision, and Lot 2C, Block 10, Resubdivision Plat of the Common Area of Rock Pile Ranch Condominium, showing a passing point analysis of positive four (+4) points, with the presented findings and conditions. Remove condition number 5. Mr. Giller seconded, and the motion was carried unanimously (7-0).

ADJOURNMENT:

The meeting was adjourned at 9:05pm.

Dan Schroder, Chair



2017 - Class C DUPLEX Development Review Checklist

Project Title:	Shock Hill Overlook, Lots 3A & 3B		
Proposal:	Build a new 4,998 Sq. Ft. Duplex Unit A with 4 Bedrooms & 4.5 Bathrooms; Unit B with 4 Bedrooms & 4.5 Bathrooms		
Project Name and PC#:	Duplex at Unit A: 72 West Point Lode and Unit B: 68 West Point Lode		PL-2017-0010
Project Manager:	Michael Mosher		
Planning Commission Date:	March 7, 2017		
Report Date:	January 28, 2017	Michael Mosher, Planner III	
Property Owner:	Shock Overlook / Chris Canfield - Mbr		
Agent:	Allen-Guerra Architecture / Andy Stabile		
Proposed Use:	Duplex		
Land Use District (2A/2R):	LUD: 10	Residential (SF to 8-plex, Townhomes) 2 UPA Per the Shock Hill Overlook MST PLN and Subdivision	
Address (Unit A, Unit B):	Unit A: 72 West Point Lode		Unit B: 68 West Point Lode
Legal Description:	Shock Hill Overlook Subdivision, Lots 4A & 4B		
Site Areas:	Unit A = 4,000 sq. ft.		Unit B = 4,000 sq. ft.
Total Site Area:	8,000 sq. ft.		0.18 AC
Existing Site Conditions:	The site has been previously graded for subdivision improvements and placement of the Private Drive, West Point Lode. A portion of the existing waste rock consolidation pit lies along the north edge of Lot 6B. This property has not yet been subdivided.		
	UNIT A		UNIT B
Areas of Building:	Proposed Square Footage:		Areas of Building: Proposed Square footage:
Lower Level:	1,211 sq. ft.		Lower Level: 1,211 sq. ft.
Main Level:	1,282 sq. ft.		Main Level: 1,294 sq. ft.
Total Unit A Density:	2,493 sq. ft.		Total Unit B Density: 2,505 sq. ft.
Garage:	616 sq. ft.		Garage: 616 sq. ft.
Total Units A Mass:	3,109 sq. ft.		Total Unit B Mass: 3,121 sq. ft.
Number of Bedrooms:	4 Bedrooms		Number of Bedrooms: 4 Bedrooms
Number of Bathrooms:	4.5 Bathrooms		Number of Bathrooms: 4.5 Bathrooms
Fireplaces (30A/30R):			Fireplaces (30A/30R):
Number of Gas Fired:	3 Gas Fired		Number of Gas Fired: 3 Gas Fired
EPA Phase II Wood Burning:			EPA Phase II Wood Burning:
Parking (18A/18/R):			Parking (18A/18/R):
Required:	2 spaces		Required: 2 spaces
Proposed:	2 spaces		Proposed: 2 spaces
Driveway Slope:	8.0%		Driveway Slope: 8.0%
Code Policies (Policy #) for Both Units			
Total Building Density (3A/3R):	4,998 sq. ft.		

Total Building Mass (3A/3R):	6,230 sq. ft.				
F.A.R.	1:1.28 FAR				
Height (6A/6R):*	34 feet overall				
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.				
Exterior Materials:	Vertical and horizontal cedar siding from Montana Timber Products, metal siding (less than 25%), natural stone veneer.				
Exterior Colors:	Vertical Siding - "Southern Exposure", Horizontal Siding - "Tackroom", Metal Siding - Mill Scale				
Roof:	GAF Timberline Ultra HD - 50 Year, Color Shall Be "Weathered Wood". Metal Roof - US Metals. Standing Seam Color-Dark Bronze.				
Platted Building/Disturbance /Footprint Envelope?	Footprint Lot		Staff has awarded negative two (-2) points under Policy 7/R for minimal buffering to the south along the gondola easement. This policy discourages levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. The Young Residence, PC#2004024, was awarded negative four (-4) points for not providing any buffering to the abutting easement.		
Setbacks (9A/9R):	Front:	Footprint			
	Side:	Footprint			
	Side:	Footprint			
	Rear:	Footprint			
Lot Coverage	UNIT A		UNIT B		
Drip-line of Building (Nonpermeable)	2,468 sq. ft.		2,305 sq. ft.		
Hard Surface (Nonpermeable)	1,020 sq. ft.		1,038 sq. ft.		
Open Space (Permeable)	512 sq. ft. or 12.80%		657 sq. ft. or 16.43%		
Snowstack (13A/13R):					
Required Square Footage:	Unit A = 255 sq. ft.	(25% of paved surfaces is required)	Unit B = 260 sq. ft.	(25% of paved surfaces is required)	
Proposed Square Footage:	260 sq. ft.	25.5%	305 sq. ft.	29.4%	
Landscaping (22A/22R):					
Planting Type	Quantity	Size			
Aspen	12	(6) 1.5" cal, (6) 2" cal.			
Douglas Fir	12	(2) 12', (2) 14'			
Native Shrubs	6	5 gal.			
Defensible Space (22A):	Complies				
Drainage (27A/27R):	Positive drainage away from Buildings				
Energy Conservation (33/R):	Heated driveway, sidewalk, plaza, etc.				
	492 square feet of heated exterior deck	Negative one (-1) point incurred			
Point Analysis (Sec.9-1-17-3):	This application has met all Absolute Policies and has been awarded negative two (-2) points under Policy 7/R for buffering to the gondola easement and negative one (-1) point under Policy 33, Energy Conservation, for providing 492 square feet of exterior heated space. Positive points have been provided for providing a draft HERS analysis prepared by a registered design professional showing a HERS rating of 56 for Lot 3A and 59 for Lot 3B resulting in positive three (+3) points under Policy 33/R. The project passes with a score of zero (0) points.				
Staff Action:	Staff has approved the Shock Hill Overlook, Lots 3A & 3B, PL-2017-0010 showing a passing score of zero (0) points and with the attached Findings and Conditions				
Additional Conditions of Approval:	Prior to Certificate of occupancy, 33. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.				

TOWN OF BRECKENRIDGE

**Shock Hill Overlook, Lot 3 Duplex
Pending re-subdivision - Shock Hill Overlook Filing 3
Unit A: 72 West Point Lode / Unit B: 68 West Point Lode
PL-2017-0010**

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **January 28, 2017** and findings made by Community Development 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 **March 7, 2017** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
7. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
8. **The Memo (submitted with PL-2014-0174) from David Bohmann of Tetra Tech dated March 12, 2015 and the letter from Fonda Apostolopoulos of the State of Colorado dated August 22, 2012 (on file at Town Hall) regarding “No Action Determination for Shock Hill Tracts C and E, Breckenridge, CO” will serve as a certification of no risk from the owner with regard to the on-site consolidated waste rock.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **September 21, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.

4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. **An improvement location certificate of the height of the top of the foundation wall, the second story wall plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
8. **An improvement location certificate of the location and height of the retaining walls abutting the gondola easement must be submitted and approved by the Town.**
9. **This development shall comply with 9-1-19-8A: POLICY 8 (ABSOLUTE) RIDGELINE AND HILLSIDE DEVELOPMENT.**
10. **Windows on the downhill side of the structure shall use nonreflective glass.**
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. **Spas/hot tubs shall be designed so that when these pools/spas/hot tubs are drained, water flows into the sanitary sewer system. At no time will water from these sources be allowed to drain into the stormwater system, nor toward Cucumber Gulch.**
13. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
14. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
15. The property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
16. The applicant and future owners of any property within Tract E-1 are required to comply with the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
 - a. The Applicant's subdivision plat for the property shall more particularly describe and identify the Areas of Consolidated Waste Rock described and referred to in the "Declaration of Deed Restriction" recorded July 26, 2012 at Reception No. 998561 of the records of the Clerk and Recorder of Summit County, Colorado ("Declaration").
 - b. In its development of the property pursuant to this Development Permit, Applicant shall comply with the terms and conditions of the Declaration. Without limiting the generality of the preceding sentence, Applicant shall not make or allow any excavation on, within, or under any of the Areas of Consolidated Waste Rock described and referred to in the Declaration (as more particularly described and identified in the subdivision plat for the property) without prior written approval from the Town

and, if applicable, the Colorado Department of Health and Environment. Applicant acknowledges that before approving a proposal to disturb an Area of Consolidated Waste Rock the Town may require the posting of an acceptable financial guarantee assuring the restoration of the Area of Consolidated Waste Rock that is to be disturbed.

- c. Prior to issuance of the first building permit for the construction of improvements to be made to the property pursuant to this Development Permit, Applicant shall execute and record with the Clerk and Recorder of Summit County, Colorado an agreement running with the land, acceptable in form and substance to the Town Attorney, providing: (i) the Applicant will provide prompt written notice to the Town if the Declaration referred to in Condition No. A is ever modified or terminated, and shall concurrently with such notice provide the Town with written evidence of the modification or termination of the Declaration; and (ii) if the Declaration is ever terminated, the Applicant will, upon the request of the Town, execute, acknowledge, and deliver an agreement for the benefit of the Town that contains substantive provisions that are substantially similar to the Declaration.

17. Non-pervious patios are not allowed. Patios shall be constructed of pervious set flagstone”

PRIOR TO ISSUANCE OF BUILDING PERMIT

18. Applicant shall submit proof of ownership of the project site.
19. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
20. Applicant shall provide plans showing the addresses of the units as: 64 West Point Lode/Unit B: 60 West Point Lode
21. 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
22. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
23. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve HOT TUB DRAINAGE RESTRICTIONS (attached), to be permanently attached at the location of future hot tub.**
24. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
25. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
26. 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.
27. 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.

28. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
29. 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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
30. 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

31. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
32. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
33. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
34. **Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional showing a HERS rating for Lot 3A at 56 or better and for Lot 3B at 59 or better.**
35. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
36. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
37. Applicant shall screen all utilities.
38. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
39. 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.
40. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of

Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

41. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
42. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
43. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

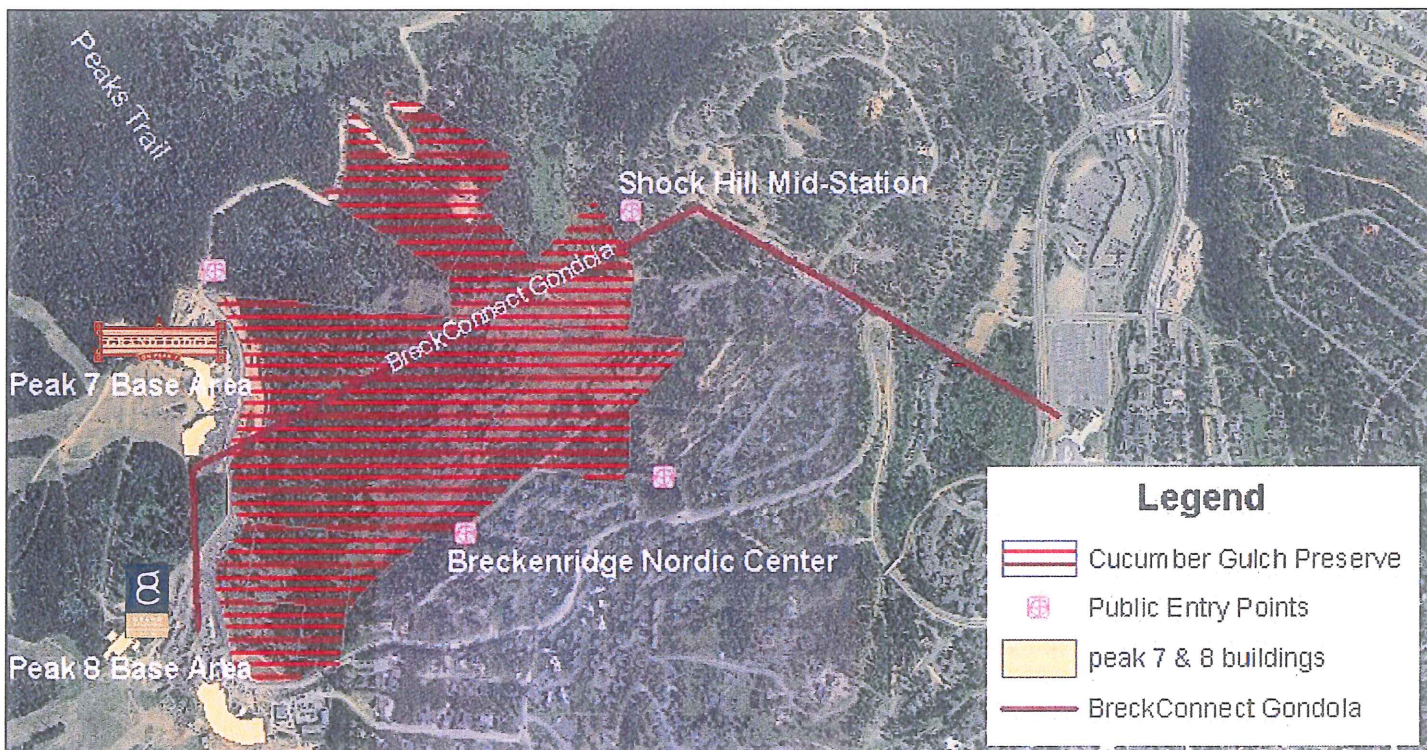
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OPEN SPACE & TRAILS

Cucumber Gulch Wildlife Preserve

The Shock Hill Overlook asks that our owners and guests respect the sensitivity of the Cucumber Gulch Wildlife Preserve. This groundwater-fed, fen wetland complex naturally purifies water in Cucumber Creek, while also providing an exceptional habitat for moose, beaver, muskrat, migratory birds and other animals. Within Cucumber Gulch are some of the most biologically diverse and sensitive wetlands within the State of Colorado; thus, this sensitive ecosystem is in great need of protection. Thank you for your help in maintaining this unique wetland area so close to our resort. *— no external loudspeakers*



Seasonal Closures

In order to protect vulnerable wildlife during chick-rearing and moose-calving season, Cucumber Gulch closes each year from the second week of April through the first Monday after July 4th. The Grand Lodge on Peak 7 Activities staff would be happy to suggest alternative trail options near our resort during this time period.


Visitation

Visitors to Cucumber Gulch Wildlife Preserve must remain on designated trails, enter through official entry points and respect seasonal closures. Low intensity, human-powered uses are welcome seasonally as conditions permit. Such activities include hiking, nature-watching, Nordic skiing, snowshoeing, trail running and mountain biking.

Restricted Activities

The following activities are prohibited in the Preserve:

- Off-trail travel
- Pets of any kind
- Special events
- Groups larger than 8
- Hunting or the possession of firearms
- Overnight stays or camping
- Activities between dusk and dawn
- Operation of motor vehicles
- Alcohol consumption
- Horseback riding
- Fishing



NO PETS Pets disturb the preserve's local wildlife and vegetation. Under no circumstance are they allowed within the Preserve.

Please visit the website for more information

www.townofbreckenridge.com



Cucumber Gulch Wildlife Preserve

HOT TUB DRAINAGE RESTRICTIONS

Due to the sensitive nature of the Cucumber Gulch Wildlife Preserve ecosystem, hot tubs within the Shock Hill Overlook Subdivision are NOT permitted to drain into the stormwater system, nor toward the Cucumber Gulch. The floor drain in this deck is the only acceptable location to drain the hot tub.

Jacuzzi restricciones de drenaje debido a la naturaleza sensible del ecosistema pepino quebrada preservar la vida silvestre, bañeras de hidromasaje dentro de la subdivisión de vistas a colina de choque no se permite drenar en el sistema de aguas pluviales, ni hacia la Quebrada de pepino. El drenaje en el piso en este deck es el lugar sólo aceptable para desaguar la tina caliente

For more information on the Cucumber Gulch Wildlife Preserve, visit

www.townofbreckenridge.com

SHOCK HILL OVERLOOK - LOT 3

SHOCK HILL . TRACT E . LOTS 3A & 3B
 72 & 68 WEST POINT LODE
 BRECKENRIDGE . COLORADO



ALLEN-GUERRA ARCHITECTURE
 P.O. BOX 7488
 BRECKENRIDGE, COLORADO 80424
 PH: 970.453.7000
 FAX: 970.453.7040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEB SITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 3
 SHOCK HILL SUBDIVISION
 TRACT E . LOTS 3A & 3B . 72 & 68 WEST POINT LODE
 BRECKENRIDGE . COLORADO

TITLE
 COVER SHEET

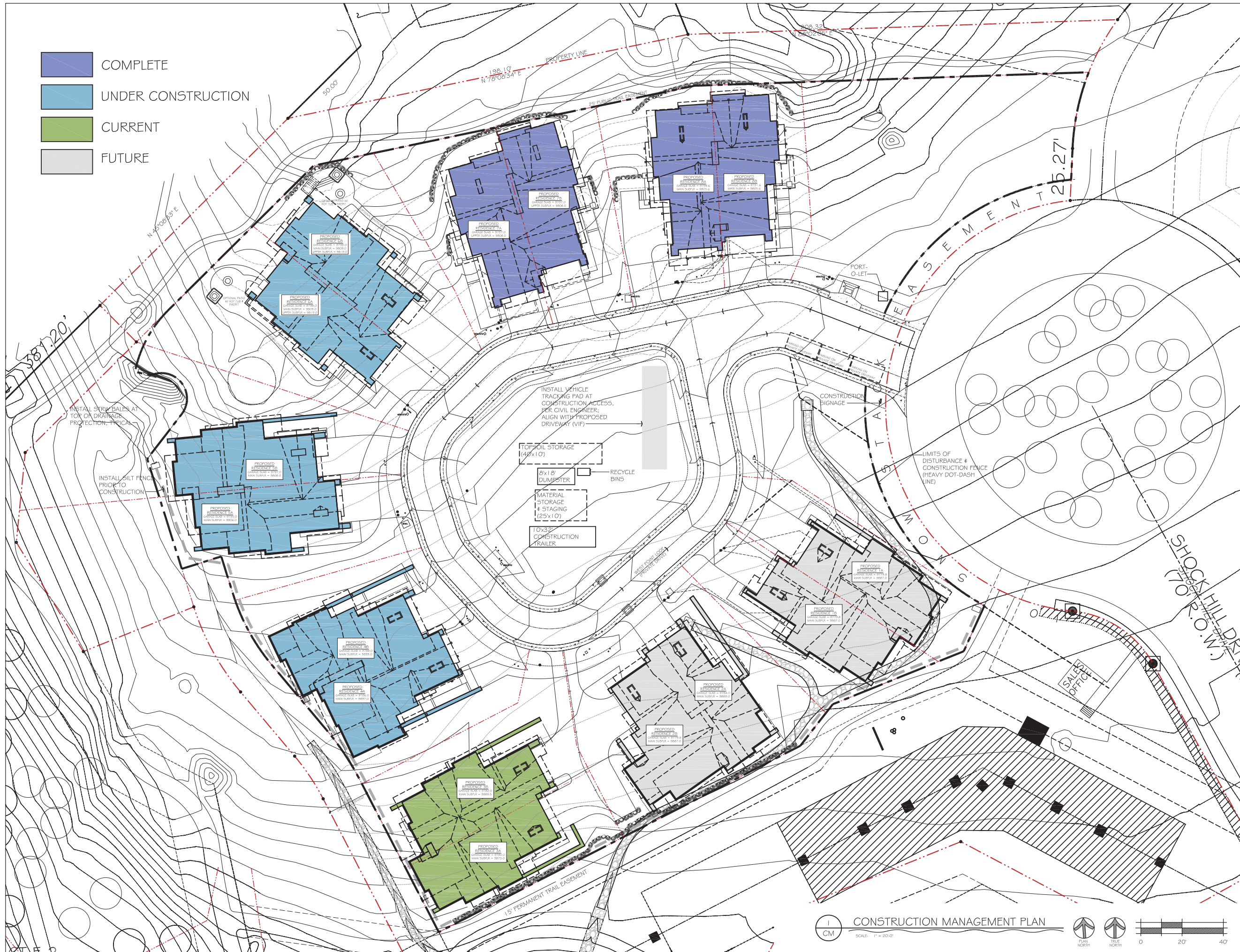
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PLANNING	16 JAN 2017
REVIEW	24 JAN 2017

PROJECT# 1659

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SHOCK HILL OVERLOOK - LOT 3
SHOCK HILL SUBDIVISION, TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LOPE
BRECKENRIDGE, COLORADO

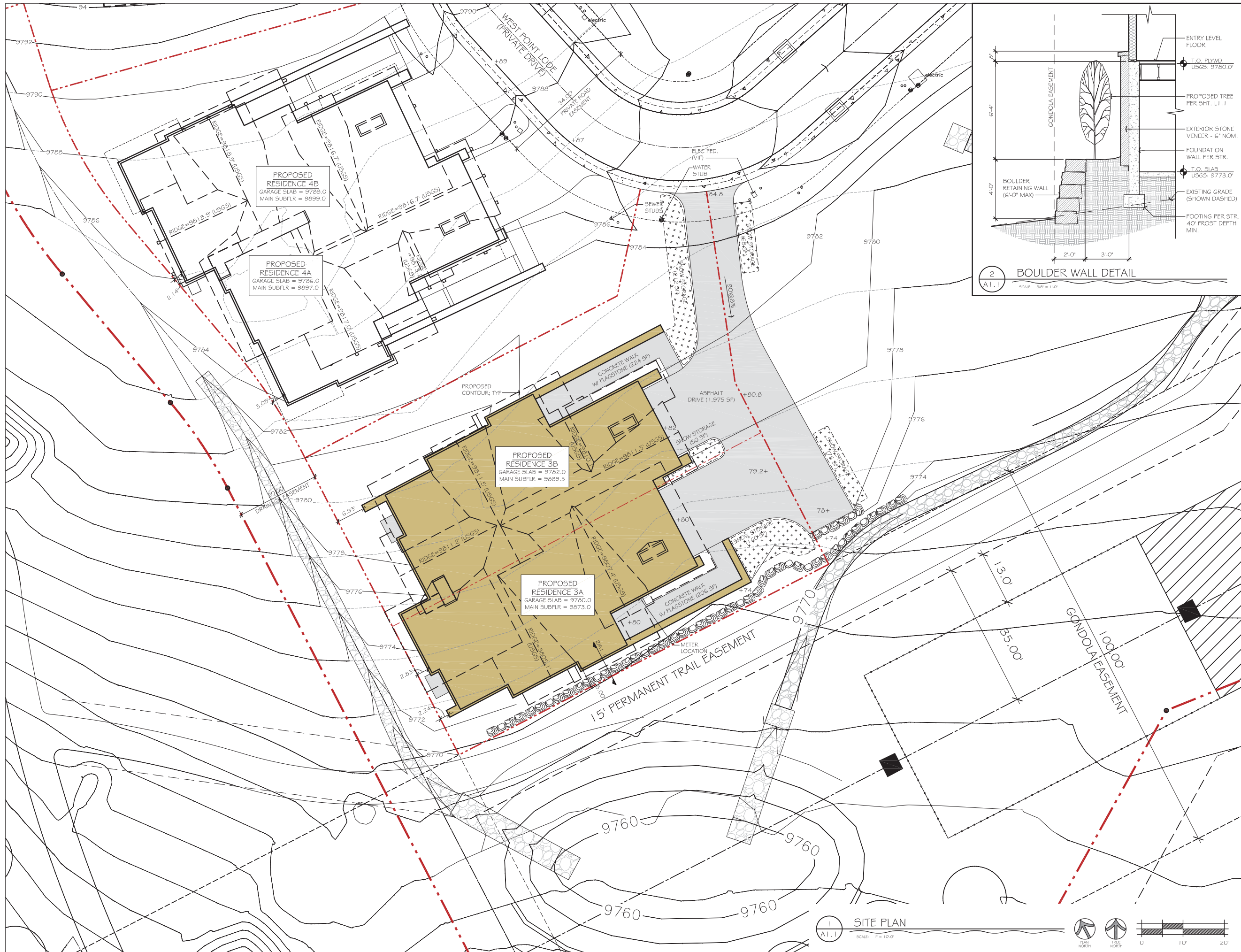
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ALLEN-GUERRA ARCHITECTURE
 PO BOX 7488
 BRECKENRIDGE, COLORADO 80424
 PH: 970.453.7003
 FAX: 970.453.7040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 3
 SHOCK HILL SUBDIVISION, TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LOPE
 BRECKENRIDGE, COLORADO

SITE PLAN

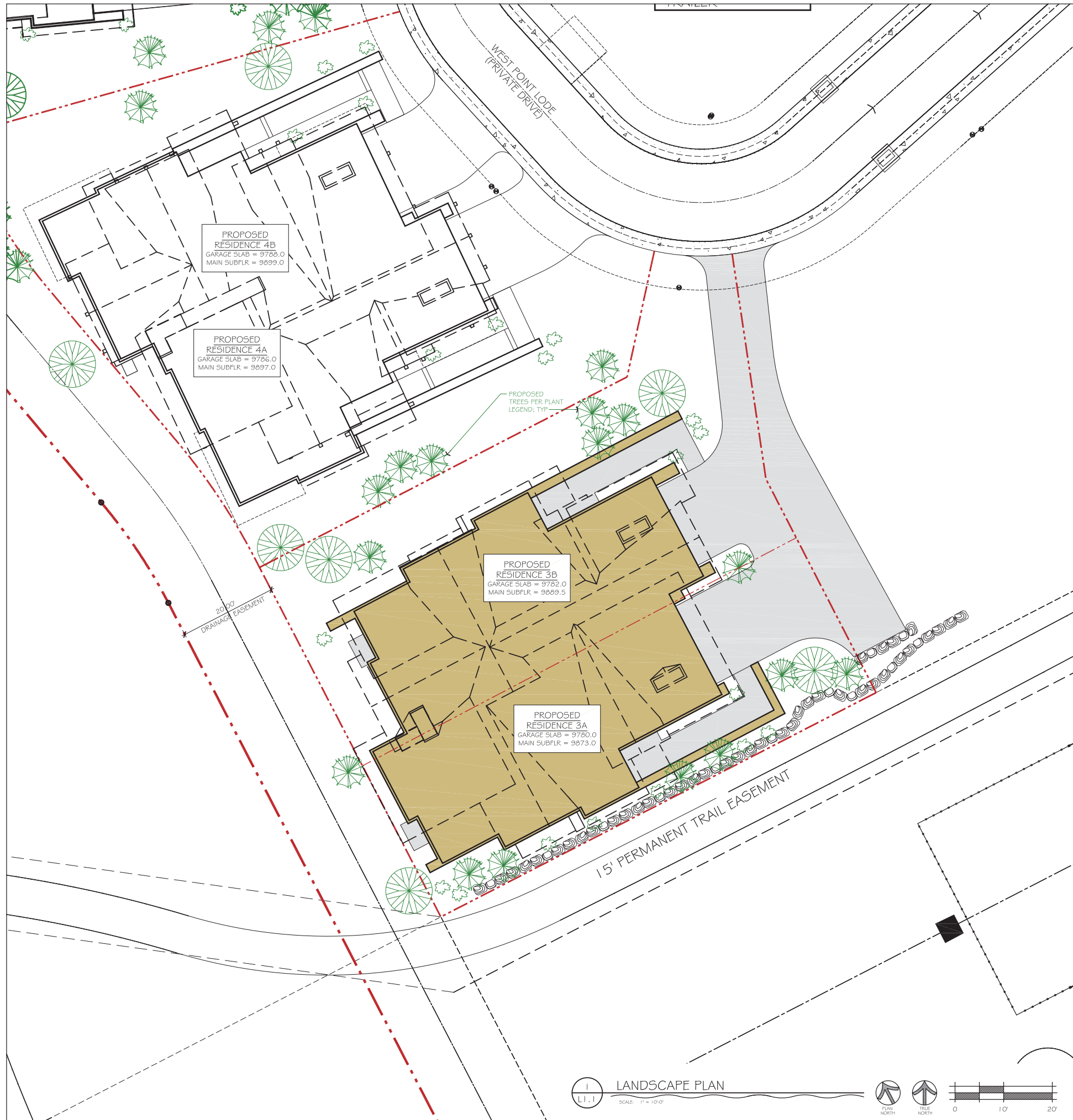
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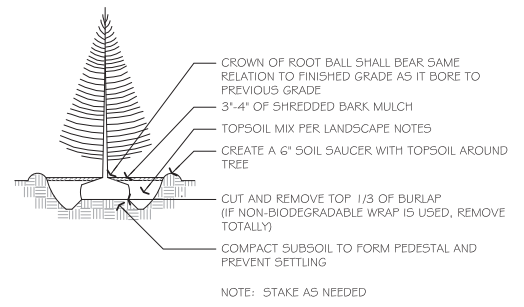
AI.I

1 SITE PLAN
 SCALE: 1" = 10'-0"
 PLAN NORTH
 TRUE NORTH
 0 10' 20'

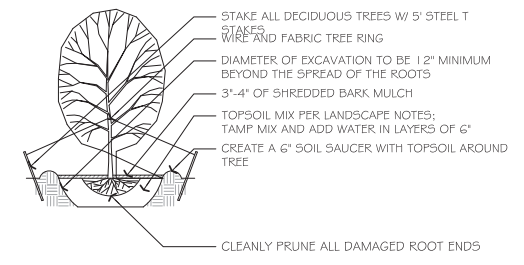
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CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVE TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
30% SLENDER WHEATGRASS
15% CANBY BLUEGRASS
10% BIG BLUEGRASS
10% IDAHO FESCUE
10% SHEEP FESCUE
10% WESTERN WHEATGRASS
5% BLUE WILDRYE
5% TUFTED HAIRGRASS
ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	12	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	12	POPULUS TREMULOIDES	ASPEN	(6) 1.5" CAL (6) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	(2) 12' (2) 14'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

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ALLEN-GUERRA ARCHITECTURE
PO BOX 7488
BRECKENRIDGE, COLORADO 80424
PH: 970.453.7003
FAX: 970.453.7040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 3
SHOCK HILL SUBDIVISION, TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LODGE
BRECKENRIDGE, COLORADO

TITLE: LANDSCAPE PLAN

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PROJECT # 1659





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SHOCK HILL OVERLOOK - LOT 3
SHOCK HILL SUBDIVISION TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LODE
BRECKENRIDGE, COLORADO

TITLE
ELEVATIONS

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A3.1



SHOCK HILL OVERLOOK - LOT 3
 SHOCK HILL SUBDIVISION TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LODGE
 BRECKENRIDGE, COLORADO
 TITLE ELEVATIONS

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A3.2

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2
A3.3 SOUTHEAST PERSPECTIVE



1
A3.3 NORTHEAST PERSPECTIVE



4
A3.3 NORTHWEST PERSPECTIVE



3
A3.3 SOUTHWEST PERSPECTIVE

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SHOCK HILL OVERLOOK - LOT 3
SHOCK HILL SUBDIVISION TRACT E, LOTS 3A & 3B, 72 & 68 WEST POINT LODE
BRECKENRIDGE, COLORADO

TITLE PERSPECTIVE RENDERINGS

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A3.3





Child Care Program At a Glance

4

Non Profit partner schools providing high quality Early Education to local children

250

Local children of working parents who are participating in Child Care at our partner schools

85%

Of parents in the Town of Breckenridge work making Child Care a vital need for local families & their employers

257

Unique Businesses who have employees that have participated in Tuition Assistance

10

Is the average number of years in the community for families receiving Tuition Assistance.

49%

Of Families are cost burdened by the tuition for Child Care so they can go to work. These families are eligible for Tuition Assistance from the Town of Breckenridge

46%

Families surveyed would have to leave the county if they could not afford the cost of care.

Child Care History

Accessible and affordable Child Care is a hot topic nation wide. The Town of Breckenridge is taking a proactive approach to meet the needs of local families, and employers by addressing the issue through a variety of tools and strategies.

The town has a long history of being involved with our local child care schools. In the late 80's & 90's the town supported schools though land and capital donations, as the community grew so did the needs of our local work force. By early 2006 we had waiting lists of over 200 children, teachers were cycling through classrooms and leaving their chosen field for jobs that paid a little more money and schools were holding tuition schedules at unsustainable low rates which mean teachers were being paid low wages, schools were fundraising for operating and the slightest hiccup in our local economy could take the system down.

In the Upper Blue Valley 85% of parents work which make child care and all that it entails an important and vital resource for our working families. To address this need, the Town Council formed a Council committee to focus on issues around Child Care and Housing and oversee the development and execution of these programs. This committee then appointed a task force made up of council members, stakeholders from the Child Care Centers including Directors and Board Members as well as leadership from Early Childhood Options. This task force was charged with tackling the issue with the following goals to guide them.

1. Improve accessibility and affordability of quality early child care for local families and workforce.
2. Ensure families are not cost-burdened regardless of their income and amount of care.
3. Help Centers achieve sustainable budgets, while providing quality care, maintaining sufficient reserves, and retaining and compensating teachers.

Some of the Highest Percentage of Working Parents in the Nation

The most recent American Community Survey (ACS) shows that 63% of children under the age of 6 have all parents in their household in the labor force. That rate is significantly higher in the Town of Breckenridge with 85% and the Upper Blue as a whole with 77% of all parents in the work force. Given the high percentage of working parents it is not surprising that child care in an important issue for the community.



Child Care History—2007 Crisis to Solution

In 2007 the Council authorized a formal Needs Assessment and then working together the Council Housing and Child Care Committee and the stakeholder taskforce created a roadmap for a public-private partnership that would increase capacity, strengthen the financial position of our schools and assure working families had access to quality affordable child care.

To increase capacity and meet the need indicated by the burgeoning waitlists one of the first actions for the Council committee was to identify a parcel of Town owned land & commence planning for a new school to provide slots for children who were not able to find space in our existing network. We broke ground in the fall of 2007 and conducted RFP process to bring in a qualified operator to run this new school which created 65 new slots and is now known as Timberline Learning Center.

To address the financial challenges our non profit schools had with low tuitions and low salaries we paid off the debts/mortgages at our partner schools. This enabled them to stabilize their budgets and put those dollars that had been going to their mortgages into a capital reserve fund to insure the schools would have the means to maintain their buildings without having to fund-raise for new roofs, hvac systems or other large capital expenses.

To address salaries and tuition we created a Tuition Assistance & Salary Supplement Program. This gave an immediate infusion to the schools to raise wages approximately 30% up to \$13.00/hour with the direction to also raise tuition rates over the next 5 year to cover the true cost of care in order to support those higher more competitive salaries.

In order to assure families could still afford the rising tuition cost we created a Tuition Assistance program for local working families who are cost burdened by their monthly child care bill. This needs based program provides relief to families who live and/or work in the Upper Blue and are paying more than 13 – 16% of their gross income on childcare. Our program provides assistance by covering the additional costs once families have met that maximum out of pocket cost.

" Salaries, fees and ratios in the early childhood field are so interrelated that to fix one of them is to make the others worse. Any solution must address all three factors of quality/cost/compensation trilemma"

1977 National Childcare Report



Timberline Learning Center

Child Care Program Milestones



Legend

Child Care Policy Initiative

Child Care Capacity Initiative

Almost 10 Years Later

The work continues with establishment of a Council Advisory Committee in early 2014. This is a group of citizens who are passionate about early care and learning and appointed by the Town Council for terms of 3 years. Their job is to work with staff on policies and provide Town leaders with advice and direction for the program.

Some of their early work included a revamp of our Tuition Assistance Program to address perceived inadequacies. In 2014 - 2015 we implemented new best practices for the processes and protocols around our Tuition Assistance Program. In addition to scrutiny of families applications we implemented asset testing and new requirements for self employed applicants. To determine awards we moved away from individually calculated awards to a sliding scale with separate scales for families who live in town providing 10% more assistance than families that live in the upper blue or only work in Town.

In 2016 the Town purchased the building that Breckenridge Montessori is located in and leased it back to them for a term of 5 years. This gives them the breathing room to find and fundraise for a new location and possible expansion over the next four years. The rents collected are returned to the child care fund to help cover any repairs that need to be made to the historic building. (and it's not a bad investment for the Town to own a building on Main St...)

Shared Services & Best Practices

In 2016 the Town created a new full time staff position to administer our Child Care program. In addition to running our Tuition Assistance Program our new program coordinator is there to help uncover and implement opportunities for the schools to partner together and find efficiencies through shared services and group training. As part of that work we will also provide their Board of Directors with a ongoing training program to make sure they are prepared for governance and best practices to manage this \$2.5 million dollar local enterprise of child care schools.

Keeping up with the Changing Times—Tuition Assistance Program goes Online

In the spring of 2016 we implemented a new Online Tuition Assistance application based on the Fluid Review Software Platform. This allows families to complete their applications and upload all their personal and private documents from the privacy of their personal computers, smart phones or tablets saving over 5000 pages of documentation in our initial cycle.

In order to assure all families have access to this new application format we did extensive public outreach at each school providing computers, translation services as well as appointments for families who did not have access to computers or scanners.



Partner Schools Now & in the Future

Prior to 2008 we had two non-profit child care facilities; Carriage House & Little Red School House. These two schools provided up to 130 spaces for infants through preschool. These two facilities were unable to meet the community's needs with the growing population of families in our work-force neighborhoods.

In 2007-2008 based on our Needs Assessment the Town financed and built Timberline Learning Center to add 65 spaces for infants through preschool.

In 2016 the Town purchased the property that houses Breckenridge Montessori then and leased it back to the school for a term of 5 years. The intention was to give them a chance to find a new permanent home to locate their preschool.

In 2016 the Town commissioned a follow up Needs Assessment which identified the need for an additional 40-60 slots by 2025 or when the Town reaches build-out. To accommodate this need we worked with a local developer to reserve a location at the entrance to Lincoln Park at the Wellington Neighborhood as a public benefit for their development agreement.



Future Child
Care Location

Little Red School House

Carriage House

Timberline Learning Center

Breckenridge Montessori

Legend

- Pre 2007 Existing Child Care
- 2008—2016 New Capacity
- Future Child Care Location

Tuition Assistance what is it and how it works

Since 2007, the Town of Breckenridge has provided over \$4.2 million to the Tuition Assistance Program to support local families and workforce. Breckenridge recognized that without access to affordable, quality early childhood care and education, parents could not be part of the vital workforce and contribute to the community character the Town desired.— 2016 Child Care Needs Assessment

Affordable Tuition & Living Wages

Each spring we offer families the opportunity to apply for Tuition Assistance. This is a needs based program where applicants are required to complete an extensive application. They provide appropriate documentation to support the details of their application which includes personal details, a complete listing of jobs and income sources, work schedule, the previous year's taxes, employer verification of income and schedule, assets and liabilities, proof of their child's citizenship and along with paystubs, W-2s and proof of residency in Summit County.

These applications are reviewed by the Child Care Assistance Team. Eligibility and assistance levels are based on gross income, place of residence and the amount of care a family uses. Using these data points they are applied to an established sliding scale which then determines a family's daily co-pay for the child care they use in that month. By using a daily co-pay there are no free days of childcare once a family has met the spending threshold. All families pay a minimum of 13% of their income on care before receiving any assistance.

Because of our Tuition Assistance program our schools have been able to support higher wages for our teachers which in turn leads to better retention and with retention and training the delivery of high quality programs for our young learners. The majority of our teachers have 4 year degrees as well as Early Childhood Education Credentials and make an average of \$15.54/hour. The job comes with few benefits which is an area we are continuing to work, in order to support these teachers in their chosen profession.

Child Care and Affordability Examined

Our program is based on the premise that families should expect to pay between 13—16% of their gross income on Child Care. After reaching that threshold the Town provides assistance to cover the additional costs.

For eligible families receiving Tuition Assistance the average monthly assistance is \$413/ Month. The Average Family Co-pay which is the family out of pocket costs for tuition is \$548/ Month. On average families use about 3.54 days of care per week.

Tuition Assistance By the Numbers

250 Children in Care at 4 Schools

Infant Toddler Tuition \$73 - 76/Day
Over \$19,000 per year for full time care

Preschool Tuition: \$66 - \$68/Day
Over \$17,000 per year for full time care

47% of the Children Receive
Tuition Assistance

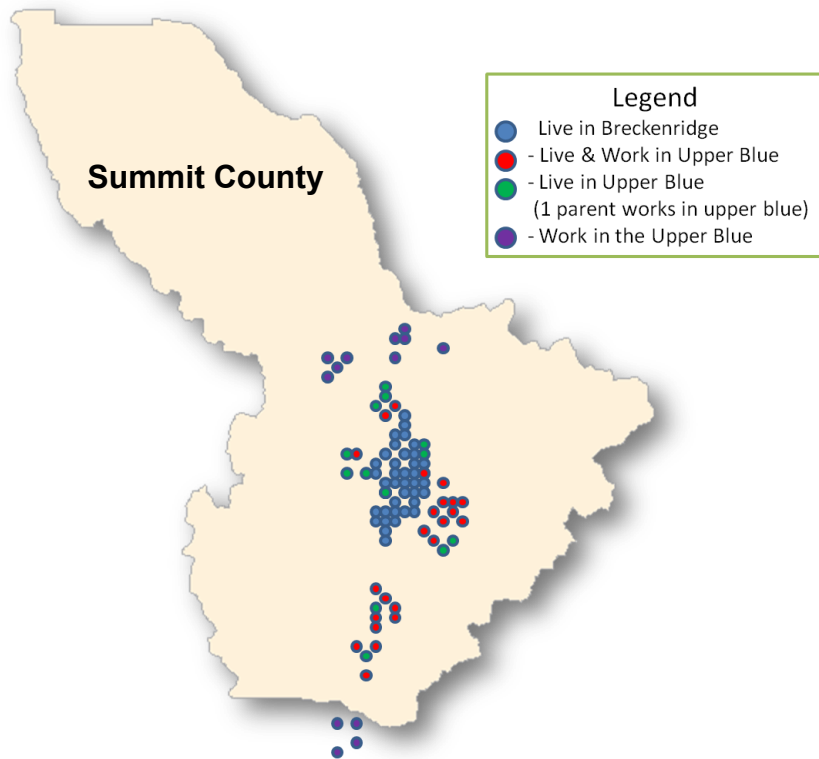
Average Family Income for
Families with Tuition Assistance = \$75,734
This is just over 90% of the AMI
for a family of 4

40% of Families receiving Tuition
Assistance are considered
low income by HUD

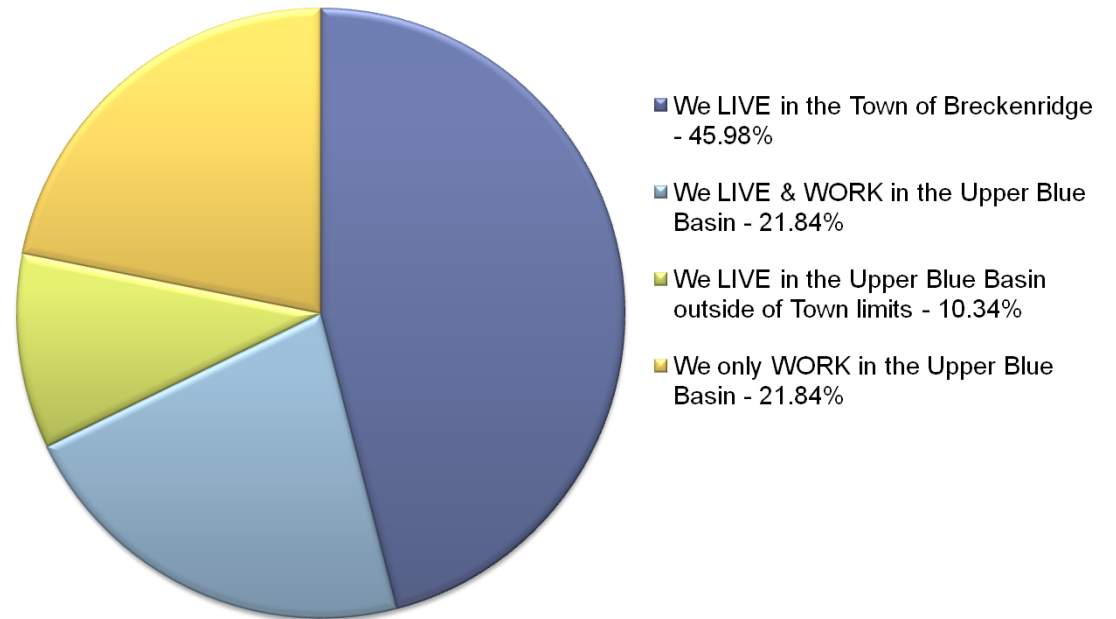


Tuition Assistance

To qualify for Tuition Assistance Families must live and/or work in the Upper Blue Valley. Our new On-line Tuition Assistance Program has enabled the Town to monitor data provided for a better understanding about the working families we are serving. A surprising fact was that 46% of families receiving Tuition Assistance also live in workforce housing with deed restrictions. Here we take a closer look at where our families work and call home.



Live Work Stats

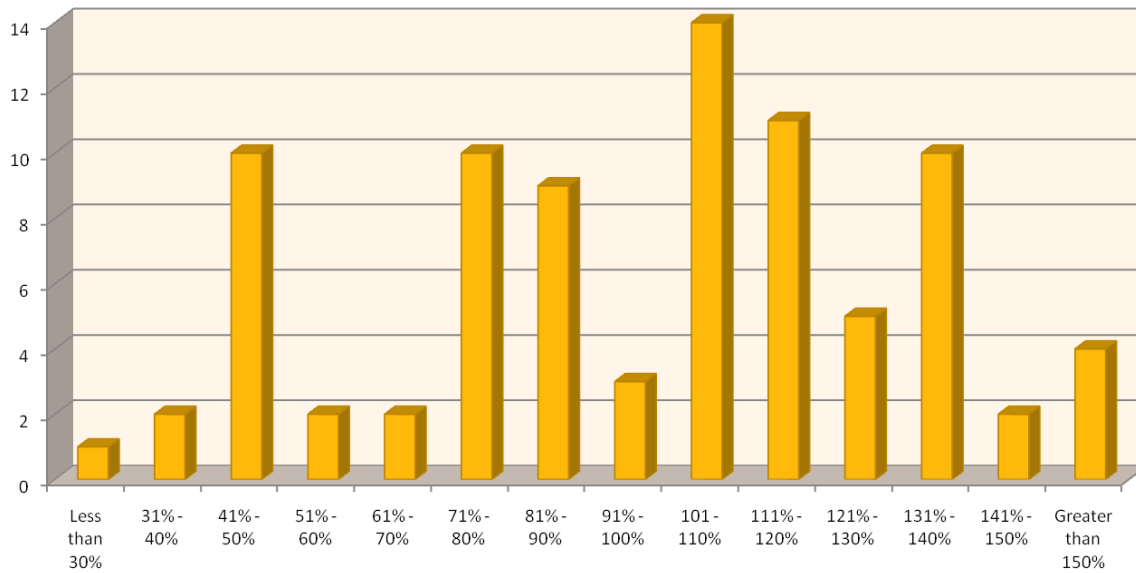


The vast majority (over 75%) of families receiving tuition assistance from the Town of Breckenridge live here in the Upper Blue Valley. We also serve families who are in-commuters from our surrounding communities including Frisco, Dillon, Silverthorne, Summit Cove, unincorporated Summit County and even Park County. These families are a vital part of our community and are essential to our ability to deliver on a world class vacation experience for our guests.

Assistance Across Income Levels

The annual cost of child care for children under 4 has now overtaken the cost of in-state college tuition, according to a study from New America, a public policy institute . Our program is set up to help families across income levels up to 150% of the AMI and assure they are not paying more than 16% of their gross income on child care. On average our families have been living here in the community for over 10 years, making a substantial investment in the community, participating in local events, volunteering for our non-profits and schools and really making Breckenridge the place it is today. For the Town of Breckenridge this program helps to preserve and retain our workforce during these important years.

Number of Families Served by AMI



What does AMI mean?

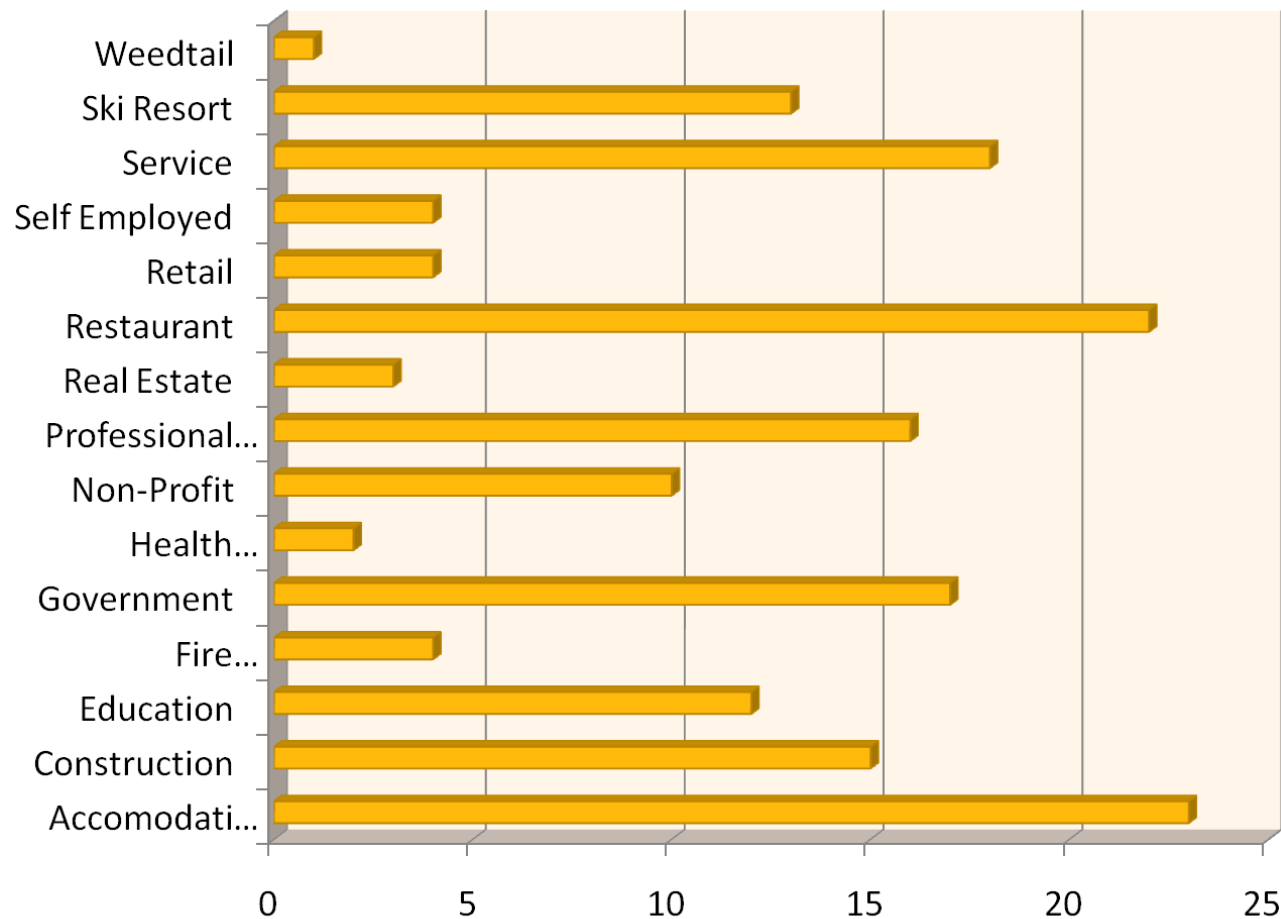
AMI is Area Median Income which is an index that HUD calculates annually using local wage and income data. A family of 4 at 100% of the AMI makes \$81,500. A family of 4 at 150% of the AMI makes \$122,500. With preschool costs of over \$17,000 annually for one child in full time care it is not surprising that this may be a breaking point for local working families trying to make it here in Summit County.



It's a Workforce Program too!

In addition to being an important resource for families this program is vital for our local businesses. In 2016 – 2017 Tuition Assistance cycle alone over 100 unique businesses and 15 independent contractors will have employees that are receiving assistance so they can afford to go to work. Virtually all business sectors are impacted by our program with the largest recipients being local restaurants and lodging companies.

Number of Families Receiving Tuition Assistance by Sector



Cost of Care

In 2016 the average cost per child is \$775/month up from \$485/month in 2007. At full price that is just 3 days per week for preschool which does not even cover a parent's full time work schedule.



For more information please visit www.TownofBreckenridge.com

