



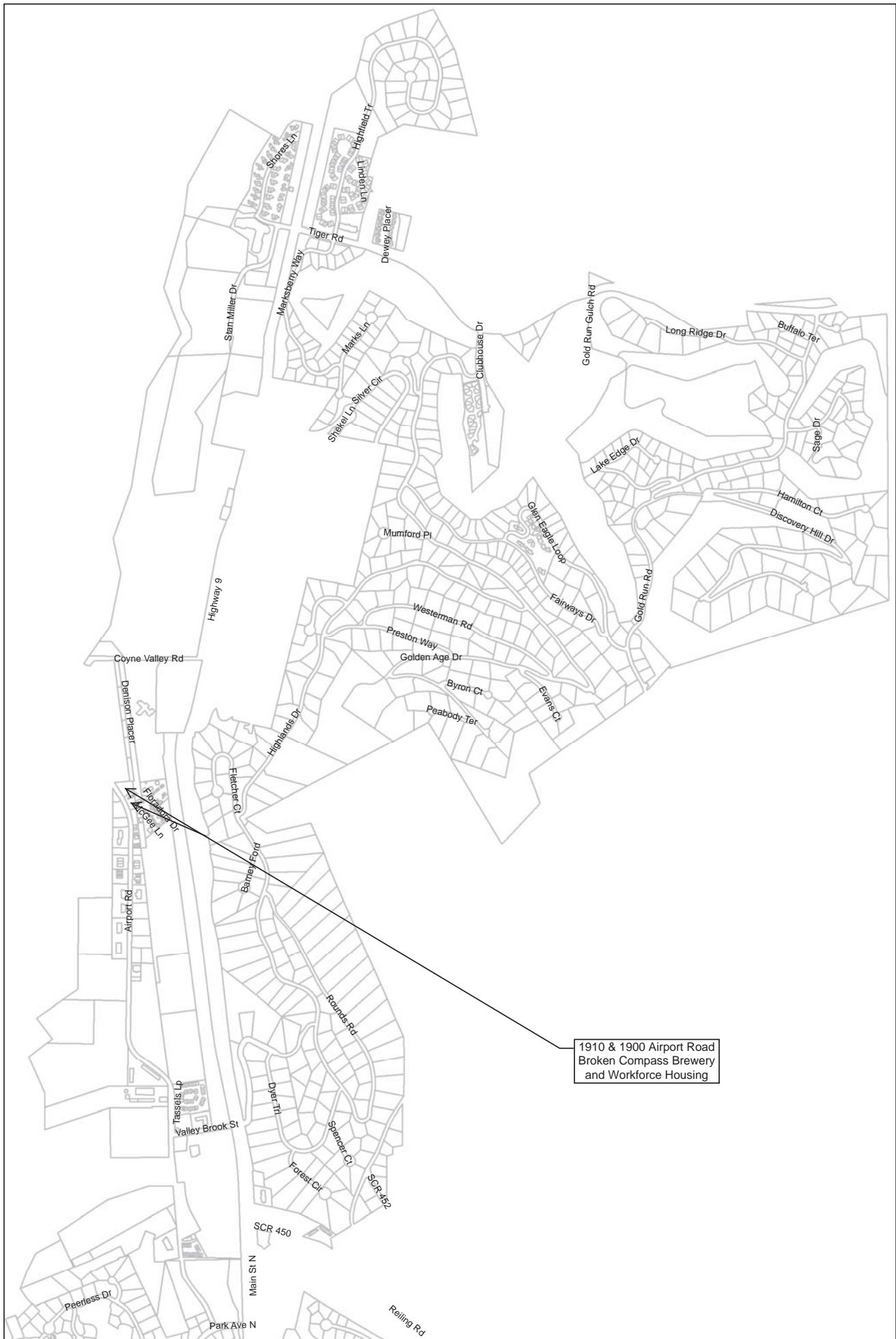
PLANNING COMMISSION AGENDA

Tuesday, June 06, 2017
Breckenridge Council Chambers
150 Ski Hill Road

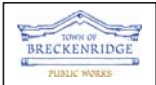
12:00pm	<i>Site Visit To Ploss Residence, 305 North French Street (Meet At Town Hall At 12 Noon Or On Site At 12:05Pm)</i>	
5:30pm	<i>Call To Order Of The June 6 Planning Commission Meeting; 5:30 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
5:35pm	<i>Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)</i>	
5:45pm	<i>Consent Calendar</i>	
	1. Village at Breckenridge Plaza 2017 Temporary Tents (CL) PL-2017-0158, 645 S Park Avenue	7
5:50pm	<i>Town Council Report</i>	
6:00pm	<i>Final Hearings</i>	
	1. Broken Compass Brewery & Workforce Housing (CK) PL-2017-0051; 1910 & 1900 Airport Road	16
6:30pm	<i>Preliminary Hearings</i>	
	1. Ploss Residence (CK) PL-2017-0153; 305 North French St.	71
	2. Lincoln Park at the Wellington Neighborhood, Filing 3 Subdivision, (CL) PL-2017-0147, TBD Bridge St.	99
	3. Lincoln Park at the Wellington Neighborhood Filing 4 Subdivision, (CL) PL-2017-0149, TBD Bridge St.	107
8:30pm	<i>Other Matters</i>	
8:35pm	<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.**



1910 & 1900 Airport Road
Broken Compass Brewery
and Workforce Housing





Ploss Residence
305 North French Street

Lincoln Park at the
Wellington Neighborhood
Filing 3

Lincoln Park at the
Wellington Neighborhood
Filing 4



printed 4/11/2017

Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Christie Leidal	Gretchen Dudney	Jim Lamb
Mike Giller	Steve Gerard	Ron Schuman
Dan Schroder		

APPROVAL OF MINUTES

Mr. Giller: On page 9 of the packet, at the bottom, on the 3rd sentence, please change “new work” to “rehab work” as you would not rehab a new building. Also, after “solid to void,” please change “busier” to “different.”

Ms. Leidal: On page 10 of the packet, under item 1, please change “I agree” to “I agree with Mr. Schuman; I only support the landmarking if no windows are added.”

With no other changes, the May 2, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Mr. Truckey added an additional item at the end of the agenda.

With no other changes, the May 16, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

- 1) Shock Hill Overlook Lot 10 Duplex (MM) PL-2017-0131, 75 and 59 West Point Lode
- 2) Shock Hill Overlook Lot 1 Duplex (MM) PL-2017-140; 90 and 84 West Point Lode

Mr. Giller asked if it was the upper level decks that were heated. (Ms. Puester: yes.) With no requests for call up, the consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Mr. Truckey:

- The only Planning issue that was discussed was the PIF Fee ordinance. The Council approved that on 2nd reading.

Ms. Dudney: So no more differentiation between disposable and re-usable dishes? (Mr. Truckey: Correct.) Has the fee increased? (Mr. Kulick: They are eliminating the Snack Bar category. There was some discussion of rates and they did a slight adjustment downward. They are trying to give people time to adjust.)

Ms. Puester: In the past, the Commission has seen some Change of Use applications because of the difference between the categories. We will not be seeing those change of uses now (between snack bar deli and restaurant).

Mr. Schroder: Does that get rid of disposable? Mr. Truckey: No, that is a business choice and there are plenty of places that still have it.

Mr. Kulick: There are a lot of places that probably preferred to use non-disposable, but were not using them before because of the PIF cost difference.

COMBINED HEARINGS:

1) Coffee and Waves Vendor Cart (CK) PL-2017-0129, 1925 Airport Road

Mr. Kulick presented an application for installation of a 98 square foot large vendor carton Lot 1BC, Block 9, Breckenridge Airport Subdivision. Site upgrades include planters and outside seating for customers.

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

Commissioner Questions / Comments:

Ms. Leidal: Is there an exterior electrical outlet to hook this up to? (Ms. Caitlin Kontak, Applicant: I will be plugging into an exterior outlet that is integrated into one of the Distillery's exterior light poles.)

Mr. Schroder: What are you going to do for signage? (Ms. Kontak: there is still some logistical stuff we are working on.) (Mr. Kulick: All signage must be reviewed through a separate Sign Permit.)

Mr. Schuman: Meets all policies. Great application.

Ms. Leidal: I support the analysis.

Mr. Gerard: I support the staff analysis. I think it is a great idea, and I love to support small business.

Mr. Schroder: It meets the Code and I support.

Ms. Dudney made a motion to approve Coffee and Waves Vendor Cart, PL-2017-0129, 1925 Airport Road, with the presented point analysis showing a passing score of zero points and the presented findings and conditions. Ms. Leidal seconded and the motion was carried unanimously (7-0).

DEVELOPMENT CODE STEERING COMMITTEE UPDATE:

Mr. Truckey:

- We have not had a meeting since we last updated you.

OTHER MATTERS:

1) Planning Commission Retreat Discussion (JP)

Ms. Puester: We typically go on a retreat in September / October. I just wanted to start the conversation and talk about some possibilities. We want to focus on what is relevant to us right now or upcoming. I would like you to think about the main issues we are looking at in the next year and relate that to these retreat ideas. Aspen always has a lot of relevant things happening. Another one was Telluride because they have a lot of development issues that are similar to ours. That is actually the location of the State APA Conference this year. If we favored that this year, maybe we can do those at the same time. I know that Mr. Giller had an idea about the Grand Canyon Village as well; do you want to talk about that Mr. Giller?

Commissioner Questions / Comments:

Mr. Giller: We just finished a generation long project regarding the Grand Canyon Village and there may be some relevancy such as trail heads, transportation systems, historic preservation, visitor amenities and lodging.

Mr. Schroder: Trailheads.

Ms. Dudney: There is a lot going on in Summit County. It might be nice to find out what is going on in our backyard. Dredge, Silverthorne Theatre, Affordable Housing on the Dillon Dam, Water issues.

Mr. Schuman: Dillon has that hotel that they are working on. (Ms. Puester: Could be possible. We did a session a few years ago where we tried to get all the Commissioners in the County together to discuss projects. We do this currently with all the municipal and county planning departments a few times a year.) (Mr. Kulick: I think there is a benefit of going to place that has existing developments rather than staying here and look at places like Silverthorne that are more suburban so we can get some post-construction insight that is more applicable to here.)

Ms. Dudney: I think our biggest issue will be scraping and rebuilding.

Mr. Lamb: We are going to be doing that here in Breckenridge very soon. (Mr. Truckey: Vail has been

doing that. They have given a pretty big density incentive to do that. We have not had the stomach to do that. Aspen is also experiencing this.)

Mr. Schuman: I think transportation is going to be a big issue in the next year, such as roundabouts, gondola, etc. (Ms. Puester: I will expand on some of these and narrow it down and return with that list at another worksession.)

2) A reminder to the Commission: Starting June 6th, the Planning Commission meetings will start at 5:30pm.

3) Other:

Mr. Truckey: I talked to Summit County Planning today and they are in the process of updating their Countywide Comprehensive Plan. It is pretty high level, but there is some overlap on issues like housing and TDRS. They are going to be having some focus meetings. They are going to invite members of all county commissions, so I wanted you to be aware in case you wanted to have a representative present. The first meetings are going to start in June. If anyone wants to volunteer, let me know. (Mr. Schroder: I work with Summit County Planning, so it would be little overlap for me.) We have a Committee up and running in an effort to have all Town facilities be 100% renewable. I am going to Aspen with the Mayor Mamula for a summit on climate change and renewable energy. I think we are on our way in terms of making some sort of goal statement regarding renewable energy. It would require working with Xcel. They are shutting down some of their coal plants. Natural gas is becoming more competitive pricewise, as are wind and solar. The hope is that Xcel could make a shift towards more renewables. Aspen is already at 100%. They have a hydro plant that produces about 50% of their energy. They bought wind credits to get to the end game of 100%. We are probably not going to do that. Our Council is more interested in taking on projects ourselves. We are looking at a solar project in Leadville that may increase our renewable supply significantly.

ADJOURNMENT:

The meeting was adjourned at 6:38 pm.

Dan Schroder, Chair

Planning Commission Staff Report

- Subject:** Village at Breckenridge Plaza 2017 Temporary Tent
(Class C Minor; PL-2017-0158)
- Proposal:** To install one 40 ft. x 100 ft. temporary event tent, totaling 4,000 sq. ft., on the Village at Breckenridge Plaza centrally located in the plaza in the space designed for temporary tents. The tent is to be erected June 26- June 30, and July 12-July 14. The tent is being used to host private functions for Vail Resorts, in lieu of having a space available at the recently collapsed Ten Mile Room. The tent is proposed to be constructed of white and clear vinyl and supported by interior aluminum framing.
- Address:** 655 S. Park Ave.
645 S. Park Ave.
- Legal Description:** Common Area Village at Breckenridge; Lot 1 Village at Breckenridge Sub #1
- Project Manager:** Chapin LaChance, Planner II
- Date:** May 26, 2017 (For meeting of June 6, 2017)
- Applicant/Owner:** Brandy Dodd, Vail Resorts d.b.a. Breckenridge Hospitality
- Site Area:** Parcel 6513944: 0.6227 Acres (27,124 sq. ft.)
Parcel 6513898: 2.1284 Acres (92,713 sq. ft.)
Total: **2.75 Acres**(119,837 sq. ft.)
- Land Use District:** 23:Residential: 20 UPA Multifamily, Lodge, or Hotel and Commercial: 1:3 FAR
- Site Conditions:** The site is the plaza at The Village at Breckenridge. The common area where the tent is proposed to be located is separated into two parcels. There is a 55.5' radius Utility and Access Easement in the center of the plaza, with a 20' wide Utility and Access Easement running through the plaza running north to south. The plaza was renovated in 2016 with new pavers, new snowmelt system, planters, and lighting. The previously existing gazebo was removed, and a space for an event tent was incorporated into the new design with built-in tent anchors. There are no significant development constraints.
- Adjacent Uses:** **North:** The Village Hotel, Liftside Condominiums
South: The Maggie, Plaza 1 Building (Taddeo's Restaurant)
East: Main Street Station
West: Medical Center

Item History

There have not been any recent development permits for temporary tents issued for the property.

Staff Comments

Policy 36 (Absolute) Temporary Structures:The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36 (Absolute) Temporary Structures, adopted in 2015. Staff has analyzed the application as it relates to Policy 36 below:

(2) Special Rules For Temporary Tents Located Upon Certain Properties: Temporary tents may be allowed for the following properties if authorized by a class C development permit, subject to the following terms and conditions. For properties that are subject to this subsection F(2), the provisions of subsection F(1) of this section do not apply.

a. This subsection F(2) applies only to temporary tents to be erected on the following categories of properties: hotel/lodging/inn and condominium properties. For this subsection F(2) to apply a property must contain a minimum of four (4) acres, or have a minimum of fifty (50) residential single-family equivalents of approved and developed density.

The property on which the tents are proposed is 2.75 acres between the two parcels. Although the property is less than the minimum four (4) acres in size, the Code allows the property to have a minimum of four (4) acres “*or*” have a minimum of fifty (50) residential SFEs of approved and developed density. A 1979 memorandum from the Village at Breckenridge property file indicates that the building at 655 S. Park Ave. was approved with 212 SFEs, and therefore meets the minimum requirements. Staff does not have any concerns.

b. A temporary tent shall be used solely in connection with the holding of a private event;

The proposed use of the tent is for private events held by Vail Resorts, in lieu of having the normal space available at the Ten Mile Room (which collapsed this winter under snow), where these private events are normally held annually.

c. At the option of the applicant, either:

1. One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred fifty (150) consecutive days; or

2. Two (2) temporary tent permits per calendar year may be issued per property for a maximum duration of forty five (45) consecutive days each;

The applicant is requesting a single permit for less than 150 days of use. The tent is proposed to be erected during the dates June 26 – June 30, and July 12 – July 14 for two separate events and removed between those events.

d. Temporary tents authorized under this subsection F(2) may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort;

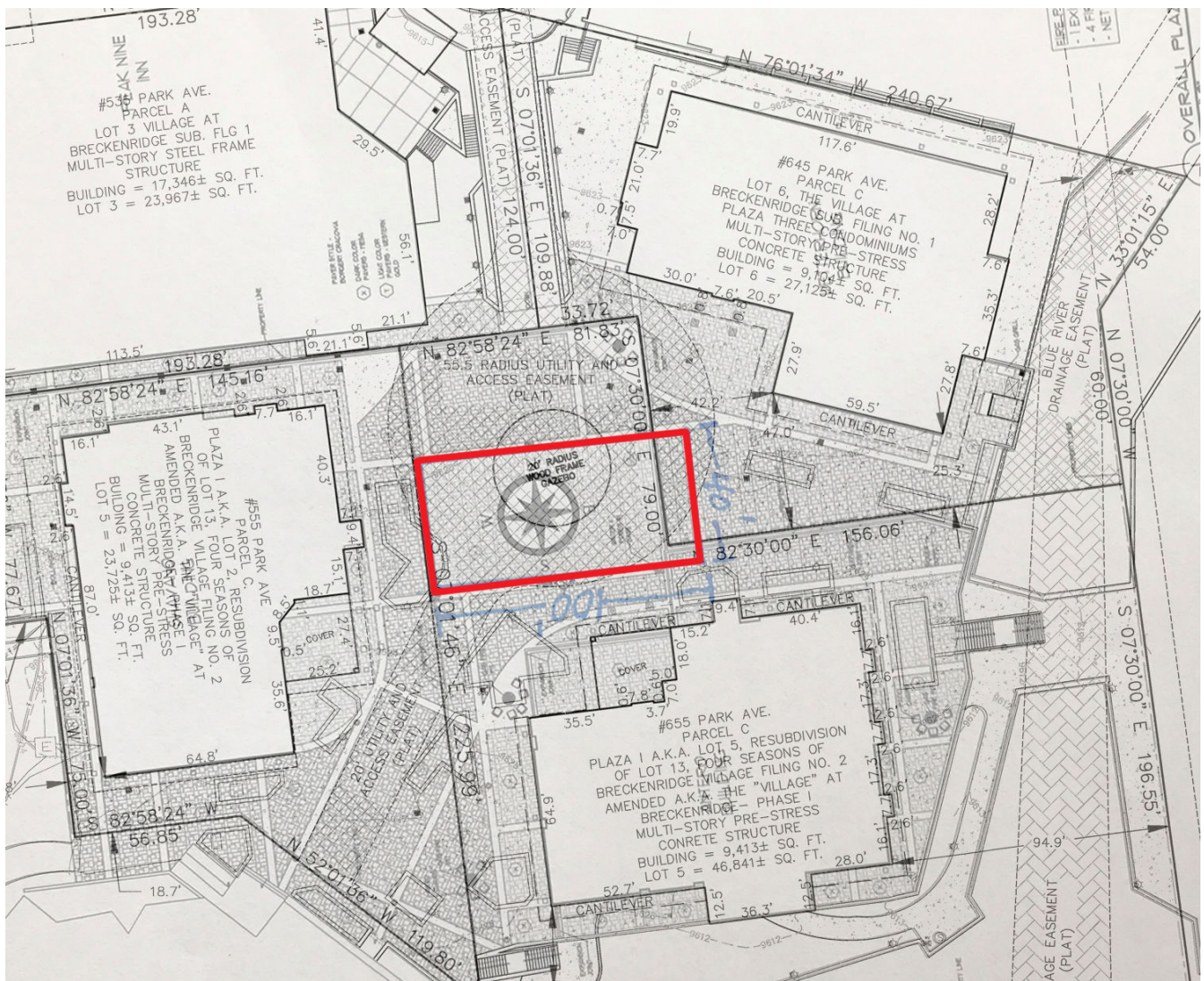
Breckenridge Ski Resort closed on April 23, 2017. The requested period for the permit is after the closing of the ski season through mid-summer.

e. No temporary tent approved pursuant to this subsection F(2) may exceed five thousand five hundred (5,500) square feet in size; and

The area of the proposed tent is 4,000 square feet.

f. A temporary tent may not be placed in a location that will interfere with approved circulation on the subject property, or be located on required parking or landscaping.

The tent is proposed to be placed in the center of the Village at Breckenridge Plaza, located mostly within the southern half of the 55.5' radius Utility and Access Easement, and is oriented lengthwise east to west. The plaza is devoid of required landscaping and is not used for parking. Staff has superimposed the submitted site plan with a recent survey of the property, showing the proposed location of the tent in relation to the surrounding buildings and the Easement. Staff finds that there is sufficient area remaining for effective pedestrian circulation, considering the tent will be erected during a less busy time of the year than ski season. The application has been referred to the Red, White and Blue Fire Department, who also requires a Tent Permit to ensure life-safety concerns and emergency service access and structural requirements are met prior to the tent being erected. Staff does not have any concerns.



(3) Conditions Of Approval: Without limitation, the conditions of approval of a development permit issued under this subsection F may include, if determined to be appropriate by the director or the planning commission:

a. Proper upkeep of the temporary tent; and

b. The requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.

Staff does not expect any issues with upkeep or removal of the temporary tent, site cleanup, or revegetation. The plaza site is completely hardscaped.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff does not find any reason to assign positive or negative points to this application under any Relative policies.

Staff Decision

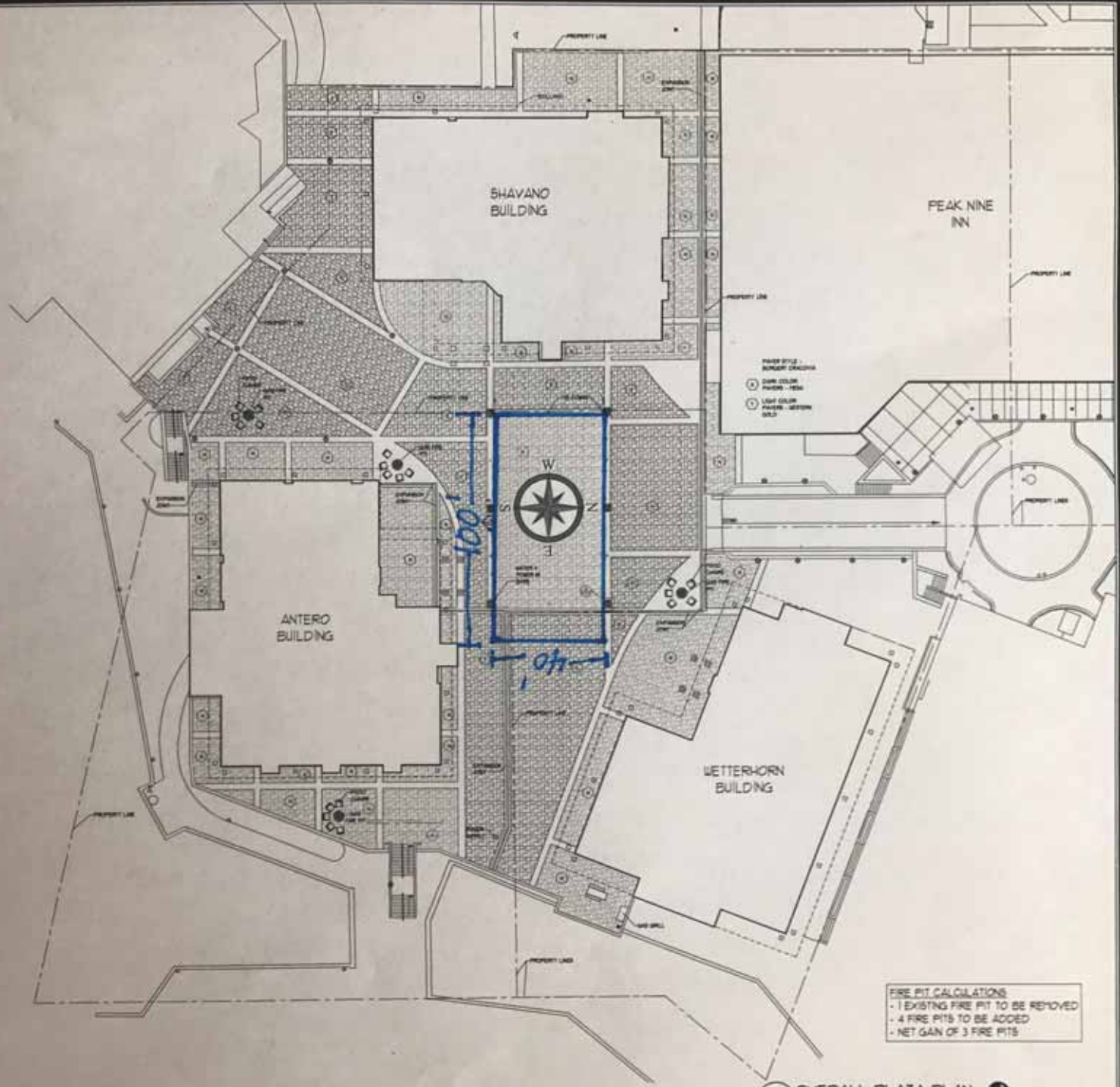
Staff has approved The Village at Breckenridge Plaza 2017 Temporary Tent, PL-2017-0158, located at 645 & 655 S. Park Avenue with the attached Findings & Conditions.

Final Hearing Impact Analysis				
Project:	Village at Breckenridge Plaza 2017 Temporary Tent	Positive Points	0	
PC#:	PL-2017-0158			
Date:	5/26/2017	Negative Points	0	
Staff:	Chapin LaChance, Planner II			
		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)		
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)		
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)		
	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)		
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)		
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)		
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		
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		Staff finds that the application meets the requirements of this Absolute policy.
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		
50/A	Wireless Communications Facilities	Complies		

VILLAGE AT BRECKENRIDGE PLAZA
535 SOUTH PARK AVENUE
BRECKENRIDGE, CO 80424



PAVED PITTS
BURDET ORNAMENTA
○ DARK COLOR
PAVED - 15%
○ LIGHT COLOR
PAVED - 85%

FIRE PIT CALCULATION
- 1 EXISTING FIRE PIT TO BE REMOVED
- 4 FIRE PITTS TO BE ADDED
- NET GAIN OF 3 FIRE PITTS

1 OVERALL PLAZA PLAN 2
PL.00 1/8" = 1'-0"

Materials:
1.5K PAVING
PACKAGE
2.5K BID PACKAGE
3-5K - 5' UPDATED
BID PACKAGE
1.5-5' UPDATED
BID PACKAGE
1.5-5' UPDATED
BID PACKAGE
2.5-5K NEW PAVING
ORNAMENTA

Date: 1/15
Project No: 2008
Drawn by: SCS
Checked by: KAT

PL1.0
OVERALL
PLAZA PLAN



Planning Commission Staff Report

- Subject:** Broken Compass Brewery and Workforce Housing Project
(Class A Development, Final Hearing; PL-2017-0051)
- Proposal:** A proposal to construct a 9,852 sq. ft. brewery with indoor seating, outdoor patio area, parking lot, solar array, and 4 deed restricted workforce townhome units with attached one car garages (6,360 sq. ft.) on 1.2725 acres.
- Date:** June 1, 2017 (For meeting of June 6, 2017)
- Project Manager:** Chris Kulick, AICP
- Applicant:** David Axelrod and Jason Ford, Broken Compass Brewing
- Owners:** Mark Thaemert (Lot 2B)
Town of Breckenridge (Tract E, Lot 2C)
- Agent:** Rich Ciecuch, Project + Workshop
- Address:** 1900 and 1910 Denison Placer Road
- Legal Description:** Lot 2B, Block 10, Breckenridge Airport Subdivision, Lot 2C, Block 10, Resubdivision of Rock Pile Ranch Condominium (formerly a portion of Block 10, Breckenridge Airport Subdivision) and Tract E, Runway Subdivision (formerly a portion of Block 11, Breckenridge Airport Subdivision)
- Site Area:**
- | | |
|------------------|-------------------------------|
| Total Site Area: | 1.2742 acres (55,506 sq. ft.) |
| Lot 2B Portion: | 0.7700 acres (33,542 sq. ft.) |
| Lot 2C Portion: | 0.3942 acres (17,172 sq. ft.) |
| Tract E Portion: | 0.1100 acres (4,792 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 is only encouraged on Block 11 of the Breckenridge Airport Subdivision (aka Runway Subdivision)
- Lots 2B & 2C - 1:4 F.A.R.
Tract E – 20 UPA for Employee Housing with a 1:4 density transfer
- Site Conditions:** The site has no vegetation and is covered in dredge rock tailings and a paved Town owned surface parking lot. The property has undergone some utility installations as approved under the 2016 Denison Placer Phase 1 &2 development permit. Airport Road runs along the western property lines above the site, with Floradora Drive slightly uphill to the South and Denison Placer Road slightly downhill to the East. There is a 10-foot snow stack easement along Airport Road, a 5' snow stack easement along Floradora Drive, and a 15-foot drainage easement along the southern and eastern property lines.

Adjacent Uses: North: Continental Court (service commercial)
 South: Floradora Drive, Rock Pile Ranch (commercial)
 East: Denison Placer Road (workforce housing- DP2)
 West: Airport Road, Breckenridge Distillery (commercial)

Density: **Allowed under LUGs:** **16,199 sq. ft.***
 Lots 2B & 2C: 12,679 sq. ft.
 Tract E:* 3,520 sq. ft.

(*Employee Housing with 1:4 density transfer only)

Proposed Total Density: **15,163 sq. ft.**
 Proposed Commercial Density: 10,191 sq. ft.
 Proposed Employee Housing Density: 4,972 sq. ft.

Adjusted Density (91% of Allowed Density): 14,665.8 sq. ft.*
 (*10% exclusion for workforce housing)

Maximum allowed under LUGs: All property located within the Breckenridge Airport Subdivision PUD and formerly in the Breckenridge Airport Subdivision, except Block 11, shall have a density (FAR) of 1:4 (Lots 2B & 2C).

Workforce housing is allowed a maximum density of 20 UPA on parcels that were formerly part of Block 11 if density is transferred to the site at a rate of 1 transferred SFE for every 4 SFEs approved (Tract E).

Mass: **Allowed under LUGs:** **16,903 sq. ft.***
 Lots 2B & 2C: 12,679 sq. ft.
 Tract E: 4,224 sq. ft.*

(*Employee Housing with 1:4 density transfer only)

Proposed mass (95% of Allowed Mass): 16,054 sq. ft.

Height: **Recommended:** - 35' (to the parapet on flat roofs)
Proposed:
 Brewery: 34' to parapet
 Townhomes: 34'11" to parapet

Lot Coverage: Building / non-Permeable: 10,848 sq. ft. (20% of site)
 Hard Surface / non-Permeable: 23,498 sq. ft. (42% of site)
 Open Space / Permeable Area: 21,085 sq. ft. (38% of site)

Parking: **Required:** **52 spaces total**
 Brewery (Please see parking study): 46 spaces
 Townhomes (1.5 spaces per dwelling unit): 6 spaces

Proposed:

Brewery:	46 spaces
Townhomes:	10 spaces
Total:	56 spaces

Snow Storage:	Required:	5,874 sq. ft. (25%)
	Proposed:	7,450 sq. ft. (31.7%)

Setbacks (Perimeter Setbacks):

Required:

Absolute Commercial: All Sides: 0 ft.

Relative Commercial: All Sides: 0 ft.

Absolute Residential: Front: 10 ft.
Side: 3 ft.
Rear: 10 ft.

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

Proposed:

Commercial: Front: 81 ft.
Side: 11 & 81 ft.
Rear: 87 ft.

Residential: Front: 10 ft.
Side: 5 & 140 ft.
Rear: 117 ft.

Changes since the April 4, 2017 Preliminary Hearing

The site configuration, driveways, property boundaries and the building footprints remain in the same locations. The following changes have been proposed to the Broken Compass Brewery and Workforce Housing Project plans since the Preliminary Hearing on April 4.

Site Plan and Civil Plan

- A grading and drainage plan has been provided.
- A photometric plan and lighting cut sheet has been provided.

Architecture

- Additional glazing has been added to the west elevation, which better breaks up the façade.
- The brewery’s cooler height has been reduced.
- A physical material and sample board will be brought to the final hearing.

Landscaping

- The metal fence between the residential parking area and the brewery’s patio has been replaced with landscaping.

Item History

The Planning Commission approved the Denison Placer Phase 1 master plan and site plan amendment on February 21, 2017. This approval included 6 workforce housing townhome units on Lot 2C, Rock Pile Ranch.

Just prior to the February Planning Commission meeting, the owners of Broken Compass Brewing approached the Town about the possibility of acquiring Lot 2C to develop workforce housing that better integrated into the plans they were developing for a future brewery on the neighboring Lot 2B. The Town Council was receptive to the idea and has directed staff to work with the owners of Broken Compass to facilitate their request and see if their proposal fits.

On April 4, 2017, the Planning Commission reviewed the Broken Compass Brewery and Workforce Housing Project during a Preliminary Hearing. During the Preliminary Hearing staff received direction on several policies. Below is a summary of the policies that achieved a consensus and remain unchanged from the previous preliminary hearing. These consensus items include:

- **Land Use (Policies 2/A & 2/R):** Negative (-4) four points – Commercial uses are encouraged in LUD 31, based on past precedent the townhome component of the project warrants negative points.
- **Social Community / Employee Housing (24/A & 24/R):**
 - A. Employee Housing: Positive (+10) ten points - 100% of the units are proposed as deed restricted workforce housing.
 - B. Community Need: Positive (+3) three points - Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report.
- **Placement of Structures (9/A & 9/R):** Negative (-3) three points - The proposal meets all absolute setbacks and the relative setbacks on three sides but the townhome structure is less than the recommended 15 feet from the front property line.
- **Circulation (16/R):** Positive (+3) three points – The proposal includes a 6' sidewalk that provides access from the sidewalk and transit stop on Floradora Drive to the brewery.
- **Energy Conservation (33R):**
 - Positive (+2) two points - The development proposes to save 30%-39% beyond IECC minimum standards (preliminary analysis has been received prepared by an engineer).
 - Negative (-3) three points - Three outdoor gas fireplaces are proposed, each warrants negative one (-1) point.
- **Transit (25/R):** Positive (+4) four points – The applicants are proposing to build a transit shelter that meets the Town's newly adopted transit shelter design on their property, adjacent to the bus stop on Floradora Drive.
- **Refuse (15A & 15R):** Positive (+2) two points - The commercial waste and recycling storage is integrated into the brewery's structure. Residential refuse will be stored individually in each unit's garage.
- **Architectural Compatibility (5/A), Solar Panels:** The proposed ground mount and roof mount solar panels remain unchanged from the Preliminary Hearing.
- **Building Height (6/A & 6/R):** Negative (-1) one point – Both structures are proposed below 35' which is the recommended maximum height for LUD 31. The brewery does propose an unbroken ridgeline greater than 50' (91'), this necessitates the assignment of negative (-1) one point.
- **Open Space (21/A & 21/R):** 21,085 sq. ft. of open space is proposed. This exceeds the required 11,157 sq. ft. of open space by 9,928 sq. ft.

- **Landscaping (22/A & 22/R):** The proposal exceeds minimum requirements for landscaping as described in Policy 22 Absolute. No positive points are proposed.
- **Storage (14/A & 14/R):** The total storage areas of the townhomes equate to 740 sq. ft. (or 15% of habitable space).

Staff Comments

Density/Intensity (3/A & 3/R): The 55,506 sq. ft. site area is the combination of three lots (Lot 2B, Block 10 Breckenridge Airport Subdivision, Lot 2C, Block 10, Resubdivision of Rock Pile Ranch Condominium and Tract E, Runway Subdivision) and is allowed up to 16,199 sq. ft. of total density.

All property located within Land Use District 31 and is part of the Breckenridge Airport Subdivision PUD or formerly part of the Breckenridge Airport Subdivision, except Block 11, shall have a density (FAR) of 1:4. Lots 2B & 2C are part of the Airport Subdivision and are 33,542 and 17,172 sq. ft. respectively, therefore have permitted densities of 8,386 and 4,293 sq. ft. The total density for these two lots equals 12,679 sq. ft.

Workforce housing is allowed a maximum density of 20 UPA on parcels that were formerly part of Block 11 if density is transferred to the site at a rate of 1 transferred SFE for every 4 SFEs approved. Tract E was formerly part of Block 11. The 4,792 sq. ft. portion of the linear property is allowed up to 3,520 sq. ft. of transferred density (1,600 sq. ft. multiplier for townhomes= 2.2 SFEs).

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).”*

The applicants are proposing 10,191 sq. ft. of commercial density for the brewery and 4,972 sq. ft. of residential density for the townhomes. Workforce housing developments located out of the conservation district may exclude ten percent (10%) of their density. With this exclusion, the adjusted density for the proposed townhomes is 4,475 sq. ft.

“D. Employee Housing Density Calculations:

(1) A maximum of ten percent (10%) of the density of a project which is located outside of the conservation district shall be excluded from the calculated density of the project if such density is used to construct "employee housing" as defined in section 9-1-5 of this chapter... ”

The project’s total adjusted density is 14,666 sq. ft. This is above the allowed density of Lots 2B and 2C (12,660 sq. ft.) therefore 2,006 sq. ft. of additional density will need to be transferred at a 1:4 ratio to Tract E to cover the workforce housing portion’s overage.

Staff has no concerns with the density proposed. Since this is a workforce housing development, the Town will transfer Town-owned density to Tract E to cover the additional square footage needed for the townhome portion of the project.

Mass (4/R): As noted above, the density for Lots 2B and 2C is calculated off of a floor area ratio therefore, no additional mass bonus is permitted. The combined allowed mass for these two lots is 12,679 sq. ft., the same as the maximum permitted density.

“B. In a land use district where density is calculated by a floor area ratio only, residential and mixed use projects shall not be allowed additional square footage for accessory uses, and the total mass of the building shall be that allowed by the floor area ratio of the specific districts.”

Tract E, is allowed up to 4,224 sq. ft. of transferred mass (1,600 sq. ft. multiplier for townhomes= 2.2 SFEs * 20% mass bonus) for workforce housing developments. This brings total permitted mass to 16,903 sq. ft.

The applicants are proposing 10,191 sq. ft. of commercial mass for the brewery and 6,360 sq. ft. of residential mass for the townhomes. As mentioned above, workforce housing developments located outside of the conservation district may exclude ten percent (10%) of their density. With this exclusion, the adjusted mass for the townhomes is 5,863 sq. ft.

The project’s total adjusted mass is 16,054 sq. ft. This is above the allowed mass of Lots 2B and 2C (12,679 sq. ft.), therefore 3,375 sq. ft. of additional density will need to be transferred to Tract E at a 1:4 ratio to cover the workforce housing mass overage.

Staff has no concerns with the mass proposed. Again, since this is a workforce housing development, the Town will transfer 0.47 SFEs to Tract E to cover the additional square footage needed for the townhome portion of the project.

Architectural Compatibility (5/A & 5/R): Within Land Use District 31 there is no predominate architectural style. There has been a variety of architectural styles developed over the years to suit a diverse group of uses, ranging from industrial to residential. Per the Land Use Guidelines, contemporary architecture using natural materials is encouraged in Land Use District 31.

“Contemporary, functional architecture utilizing natural accent materials is acceptable within this district.”

The designer of this proposal has taken great care to create an appealing contemporary campus that features architectural symmetry between the separate commercial and residential buildings. The buildings benefit from well thought out interior and exterior spaces. The design predominately features sustainably harvested wood, stained in muted, earth toned greys and brown colors. This complies with the recommendation of natural materials. Most facades have minimal non-natural materials with the western elevation of the brewery having the greatest concentration at 18.8%.

Detailed visual perspectives have been included in the packet and also feature a more detailed breakdown of each building’s materials. As noted above, the only changes to the architecture is additional glazing was added to western elevation of the brewery and the brewery’s cooler height has been reduced.

The materials on the brewery and townhomes include:

- Stained wood siding;
- Textured concrete accents;

- Dark, non-reflective, metal door and window frames, fascia, columns, railings and mull covers;
- Non-reflective glass; and
- Stained wood-clad garage doors.

The chroma for all of the colors on each building is muted and meets Code. The proposed stain colors tie the buildings together without being too similar. No more than three body colors are used per building per the policy (metal details and railings are excluded per past precedent). All color schemes have been included on the elevations in the packet for review.

The Commission previously found the proposed architecture to be high quality, attractive and complies with the intent of the Land Use Guidelines.

Site and Environmental Design (7/R): Lot 2B is undeveloped, has no existing vegetation and is utilized as a storage yard. Lot 2C has an existing site paved Town parking lot and no existing vegetation as the development permit plans have changed from an overflow parking lot for residential units serving Denison Placer residents to employee housing units (approved in February 2017). Tract E is also undeveloped and has no existing vegetation. Due to absence of vegetation on all lots, there are no significant natural features to preserve.

The site design proposes a retaining wall adjacent to the loading area along Airport Road. Since the proposed retaining wall will feature a textured concrete finish to match accents on the building and be four feet (4') at the tallest point, staff is comfortable with the wall's design and is not proposing any negative points.

Policy 7/R (B) also encourages new developments to be adequately buffered from neighboring properties. Specifically the policy states:

*“Site Buffering: Developments **should be buffered from adjacent properties and public rights of way.** To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:*

- *Existing mature tree stands.*
- ***The physical distance from property edge to the development.***
- ***New landscaping.***
- ***Landscaped berms at the property perimeter.” (emphasis added).***

The proposed design shows the brewery parking lot within two feet (2') of the north property line and ground mounted solar panels within one foot (1') of the same property line. Additionally no landscaping is proposed to offset the lack of physical distance from the property line.

Past Precedent

1. Homes at Maggie Point (PC#2013050), July 16, 2013, 9525 Colorado Highway 9: (-4) Inadequate site buffering along the property edge.
2. Silverthorne House, (PC#2007004), June 2, 2009, 300 North Main Street: (-4) Inadequate site buffering along the rear property edge.

This project proposes very minimal site buffering along the north property line. It was raised at the last meeting that this project is located next to an undeveloped storage yard and not adjacent to residential buildings. However, the code encourages adequate site buffers and as there is none to the adjacent property and we do not know what the future holds for the development of the adjacent property, staff recommends negative four (-4) points for not providing an adequate site buffer to the northern property. The Commission seemed supportive of these points at the last meeting.

Policy 7/R further states, “*The town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. **The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.** This policy is also intended to discourage 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. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.*”

At the preliminary hearing staff expressed concern regarding the orientation of the freestanding solar array on the north side of the property. Staff speculated the array would shed snow onto parked vehicles under the array and promote large amounts of snow shed (at one time due to the nature of snow slides of solar panels) and likely result in snow piles and ice in required parking spaces. Due to the anticipated dysfunction of the array placement, staff recommended negative four (-4) points under this section of the policy.

During the Preliminary Hearing, several Commissioners (Ms. Dudney, Mr. Lamb and Mr. Schroder) questioned if points were warranted under this section of 7/R since negative points were also being assessed under Policy 13/R for not having functional snow removal and storage. Additionally, Eric Westerhoff of Innovative Energy stated under public comment, that the shallow angle of the panels (15 degrees) will likely need to be cleared by hand after bigger storms and thus would not significantly impact snow shedding on the driveway and parking spaces. Upon further consideration of the Commissioner’s comments and Mr. Westerhoff’s input, staff does not support negative points under this section of Policy 7/R but still finds negative points are warranted under Policy 13/R for generally non-functional snow storage as described below. Does the Commission concur?

Snow Removal and Storage (13/R): The applicant has met the minimum requirement for provision of area for snow storage.

Required: 5,874 sq. ft. (25% x 23,498 sq. ft.)

Proposed: 7,190 sq. ft.

However, staff finds the areas proposed for snow storage are not functional. Generally, snow should be able to be stacked within 10 feet of the hardscape from which it is being cleared. The site plan proposes areas for snow storage that are up to 17 feet away from the hardscape being cleared, and require a significant amount transporting of snow to the designated snow stacking areas to make required square footage work.

A. Size Of Storage Areas: It is encouraged that a functional snow storage area be provided which is equal to approximately twenty five percent (25%) of the areas to be cleared of snow. Specific areas to be cleared shall include the full dimensions of roadways, walkways, and parking areas.

Staff recommends that the Planning Commission assess negative four (-4) points for non-functional snow storage. Does the Commission agree?

External Circulation 17/A: Both vehicular and pedestrian access is proposed and the site plan shows minimal areas of conflict between the two. The applicants propose two separate curb cuts off Denison Placer Road. One is proposed for the brewery, and the other for the townhomes. A six foot (6') pedestrian walkway is proposed to connect the brewery to Floradora Drive from the existing bus stop. A five foot (5') sidewalk is proposed along the lot frontage of Airport Road, Floradora Drive, and Denison Placer Road. A four foot (4') walkway is proposed to connect the brewery's northern entrance with the Denison Placer Road sidewalk. Three foot (3') wide sidewalks are proposed to connect the individual townhome units with the Denison Placer Road sidewalk. Delivery areas are located away from public and semi-public spaces. Staff has no concerns with the sidewalk connections.

The Town Code's Off Street Parking Regulations state "*One driveway shall be allowed per lot unless otherwise permitted by the Town Engineer.*" There is an existing driveway connection to Denison Placer Road directly across from the two proposed driveway connections with this application. The applicant has provided a traffic study completed by a Traffic Engineer which states the design's "*short access spacing distance will not create any safety or delay issues*". The Town Engineer has reviewed the traffic study and is supportive of the design.

Parking (18/A & 18/R): The parking for the brewery is proposed along the northern property boundary, well separated from the Airport Road, Floradora Drive, and Denison Placer Road right of ways. The parking for the townhomes is proposed in individual one car garages for each unit as well as surface parking behind the townhomes. The proposed landscaping screens the parking lots from Airport Road, Floradora Drive and Denison Placer Road.

The *Off Street Parking Regulations* specify requirements for the number of parking spaces to be provided by use, but do not have a category for "brewery." The most similar category to brewery that is listed is "industrial." The Code requires "*1 per 400 square feet plus 1 loading bay per 1,000 square feet*" for industrial use. Staff has discussed this and finds that this category of "industrial" is not appropriate, given the proposed smaller scale brewery/taproom use. It does not clearly fall within industrial use or restaurant or retail use but perhaps somewhere in between. Additionally the Director has found the requirement of 1 loading bay per 1,000 square feet excessive based on the limited scale of shipping and receiving that is proposed with the use.

The *Off Street Parking Regulations* provide an "Unlisted Land Use Category," which states "*The director shall initially determine the appropriate land use category for any use not specifically listed in subsection A or B of this section. The director's initial determination of the appropriate land use category may be changed by the planning commission as part of its review of the development permit application. In determining the appropriate land use category for an unlisted land use, the director shall place the use in the land use category which most nearly approximates the nature and anticipated off street parking demands of such use.*"

Staff has looked to this code section in this case. As there are several functions proposed for the building, staff has calculated the required number of parking spaces based on the floor area of the areas of the building by use, and has made this initial determination:

Retail, Industrial & Commercial:

Required: 1 space per 400 sq. ft. (4,178 sq. ft./ 400): 10.45 spaces

Restaurants/ Bars:

Required: 1 space per 4 capacity (158 seats/ 4): 39.5 spaces
Total Commercial Required Parking: 49.95 spaces

Total Residential (Town Home) Parking:

Required: 1.5 spaces per unit (4 units x 1.5): 6 spaces
Total Parking: 55.95 spaces

The applicant proposes 46 parking spaces (44 + 2 ADA) and 1 loading bay for the brewery, and 10 spaces for the townhomes, meeting the minimum requirements of staff's initial determination. The applicants have provided a parking study completed by a Traffic Engineer that supports their proposed number of spaces. That study is attached and recommends a slightly lower number of spaces than staff's initial determination. Staff is comfortable with the parking study's rationale and is supportive of the proposed 46 space parking plan and single loading and has added findings #7 and #8 to the Findings and Conditions reflecting this determination. Does the Commission concur?

Utilities Infrastructure (26/A & 26/R; 28/A) & Drainage (27/A & 27/R): The applicant has provided a utilities and drainage plan for the project. The conceptual design features attractive bio-swales and a detention pond located in between the two driveways to handle drainage. All utilities will be located underground.

Previously, the Town and property owners struggled with significant amounts of drainage flows across Airport Road from Barton Gulch to this site. The flow has been so extreme at times that a few years ago, Airport Road was shut down due to the back-up flow from the drainage infrastructure on Lot 2B and Lot 2C. To provide a long term solution to the drainage and detention issue in this general area, a 48 inch storm sewer line was approved in 2016 with the Denison Placer 1 workforce housing to the south, to take the area drainage from Barton Gulch, capture it and run it via the large 48 inch pipe through Lot A-1 (Denison Placer Phase 1) toward the river. This pipe has been installed on Lot 2C.

Public Works is currently looking further into a long term solution, which is diverting the Barton Gulch flow to the north at Airport Rd. Since that solution could take years, the Broken Compass site will need additional site work that will minimize risk until the permanent solution is in place. Due to the timing of the study, the applicants are working with the Town Engineer to revise their drainage plan. They are assuming a fill of 4 +/- feet may be needed in certain areas but it could be more or less. Staff understands raising the site in certain areas could affect building height, however, when looking at the proposed final point analysis there are enough points to compensate the buildings being raised up to 6 feet above grade if necessary (which would incur an additional negative (-5) five points).

The Town Engineer has requested the developer's engineer to recalculate the site's drainage based on the latest analysis. Due to the recent release of the analysis, staff notes a condition requiring the Town Engineer approve the project's final drainage plan prior to the issuance of a Building Permit. This condition is listed as Condition #11 in the Findings and Conditions.

Exterior Lighting (Sec. 9-12): The proposed lighting fixtures and a photometric plan comply with the Town's Exterior Lighting chapter. All lights proposed are full cut off fixtures and all proposed fixtures are at or below the maximum 950 lumens per fixture. The photometric plan shows the estimated foot-candle levels with maximum and average illumination of emitted light well below two-tenths (²/₁₀) foot-candle at the property line. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff believes that all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis score of positive six (+6) points.

Negative Points recommended:

- Policy 2/R, Land Use (-4) for a deed restricted residential use in a commercial district.
- Policy 6/R, Building Height (-1) for a long unbroken ridgeline measuring 91' in length.
- Policy 7/R, Site and Environmental Design (-4) for inadequate site buffering along the north property line.
- Policy 9/R, Placement of Structures (-3) for a front relative setback not being met.
- Policy 13/R, Snow Removal and Storage (-4) for providing non-functional snow storage.
- Policy 33/R, Energy Conservation (-3) for 3 outdoor gas fire places.

Positive Points recommended:

- Policy 15/R, Refuse (+1) for integrating refuse storage into a primary building.
- Policy 16/R, Internal Circulation (+3) for providing a sidewalk connection along Denison Placer Road and a network of internal sidewalk connections.
- Policy 24/R, Social Community (+10) for 34% of the project consisting of workforce housing.
- Policy 24/R, Social Community (+3) for meeting a Council goal of providing 4 workforce housing units.
- Policy 25/R, Transit (+4) for providing a transit shelter.
- Policy 33/R, Energy Conservation (+4) for saving 30%-39% beyond IECC minimum standards (to be confirmed prior to Certificate of Occupancy for either the commercial or residential buildings).

Total (+6)

Staff Recommendation

The applicant has worked with Staff closely to bring this proposal into compliance with the Development Code. Based on staff's recommendations, we have the following questions for the Commission:

- Does the Commission find the parking study acceptable?
- Does the Commission agree with staff's suggested point analysis?

The Planning Department recommends the Commission approve the Broken Compass Brewery and Workforce Housing Project, (PL-2017-0051), showing a passing score of positive six (+6) points along with the attached Findings and Conditions.

Draft Impact Analysis				
Project:	Broken Compass	Positive Points	+25	
PC#	PI-2017-0051			
Date:	5/11/2017	Negative Points	- 19	
Staff:	Chris Kulick, AICP			
		Total Allocation:	+6	
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)	- 4	Residential in Commercial Land Use District
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)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Does not comply		Possible Issue with ground mount solar poles, particularly with no buffer to the north.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		<i>"Contemporary, functional architecture utilizing natural accent materials is acceptable within this district."</i>
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		Under 35'
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	Unbroken roof line of 91' (> 50)
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)	- 4	Almost no buffer between parking lot or ground mount solar and adjacent property (2' & 1') and no proposed landscaping.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		All walls are below 4'.
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)	- 3	Townhomes do not meet front relative setback
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	- 4	Non-functional snow storage
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies	+1	Refuse is intergrated into the building.
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	Sidewalk extension on Denison Placer Road and good internal sidewalk connections.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Need Approval from Town Engineer.		Ingress And Egress: Points of intersection between internal and external circulation systems shall be in compliance with the Breckenridge street development standards, and shall be arranged so that both systems function in a safe and efficient manner.
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)	0	Prorate commercial/ residential open space requirement based on density. 66% commercial = 5,654 sq. ft., 34% residential = 5,487 sq.ft.. Total: 11,141 sq. ft.required.
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/R	Social Community - Employee Housing	1x(-10/+10)	+10	34% of development is deed restricted employee housing.
24/R	Social Community - Community Need	3x(0/+2)	+3	Development of Workforce Housing is stated Council Goal.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)	+4	Provide transit shelter
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Need Approval from Town Engineer.		Need drainage plan acceptable to the Town Engineer prior to Final Hearing.
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	+4	Applicant's stated goal.

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)	- 3	Negative three (-3) points are warranted for three outdoor commercial gas fire pits.
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	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	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			
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Need Correction		Need adjustment to lighting and photovoltaic plan prior to Final Hearing.
47/A	Fences, Gates And Gateway Entrance Monuments	Does Not Comply		Proposed fence does not comply with Policy.
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Broken Compass Brewery and
Workforce Housing Project
Lot 2B, Block 10, Breckenridge Airport Subdivision;
Lot 2C, Block 10, Resubdivision of Rock Pile Ranch Condominium
(formerly a portion of Block 10, Breckenridge Airport Subdivision)
and Tract E, Runway Subdivision (formerly a portion of Block 11,
Breckenridge Airport Subdivision)
1900 and 1910 Denison Placer Road
PL-2017-0051**

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 **June 1, 2017**, 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 **June 6, 2017**, 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 Director finds the proposed use, Brewery, as an unlisted category per 9-3-8: of the Town of Breckenridge Code and therefore has established the parking requirements for that portion of the development based on a parking study completed by a Traffic Engineer.**
8. **The Director finds the requirement of 1 loading bay per 1,000 square feet required by 9-3-8: of the Town of Breckenridge Code excessive, based on the limited scale of shipping and receiving that is proposed with the Brewery use.**

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 **June 13, 2020**, 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. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the development. This is to prevent snow plow equipment from damaging the new driveway pavement.
10. 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

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. 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.
13. 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.
14. 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.
15. 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.

16. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
17. 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.
18. 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.
19. 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

- 20. Applicant shall submit a final IECC energy rating report, prepared by a registered design professional, using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the project has achieved an energy savings of 30-39% beyond the IECC minimum standards prior to the issuance of a Certificate of Occupancy for either the commercial or residential buildings.**
- 21. Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a public, non-motorized sidewalk easement to the Town substantially in the form provided on the plan documents or amended with staff approval in a form acceptable by the Town Attorney.**
- 22. Applicant shall execute and record with the Summit County Clerk and Recorder the Town's employee housing covenant for both residential buildings showing a total square footage as approved in a form acceptable by the Town Attorney.**
- 23. Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a transit shelter easement to the Town substantially in the form provided on the plan documents or amended with staff approval in a form acceptable by the Town Attorney.**
24. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.

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

(Initial Here)



Broken Compass Brewery
 Address: TBD, Denison Place Road, Breckenridge, Colorado
 Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

DATE	ISSUE
02/02/2017	Final A Preliminary
02/07/2017	Final Planning Submittal
05/15/2017	Planning Submittal Revision

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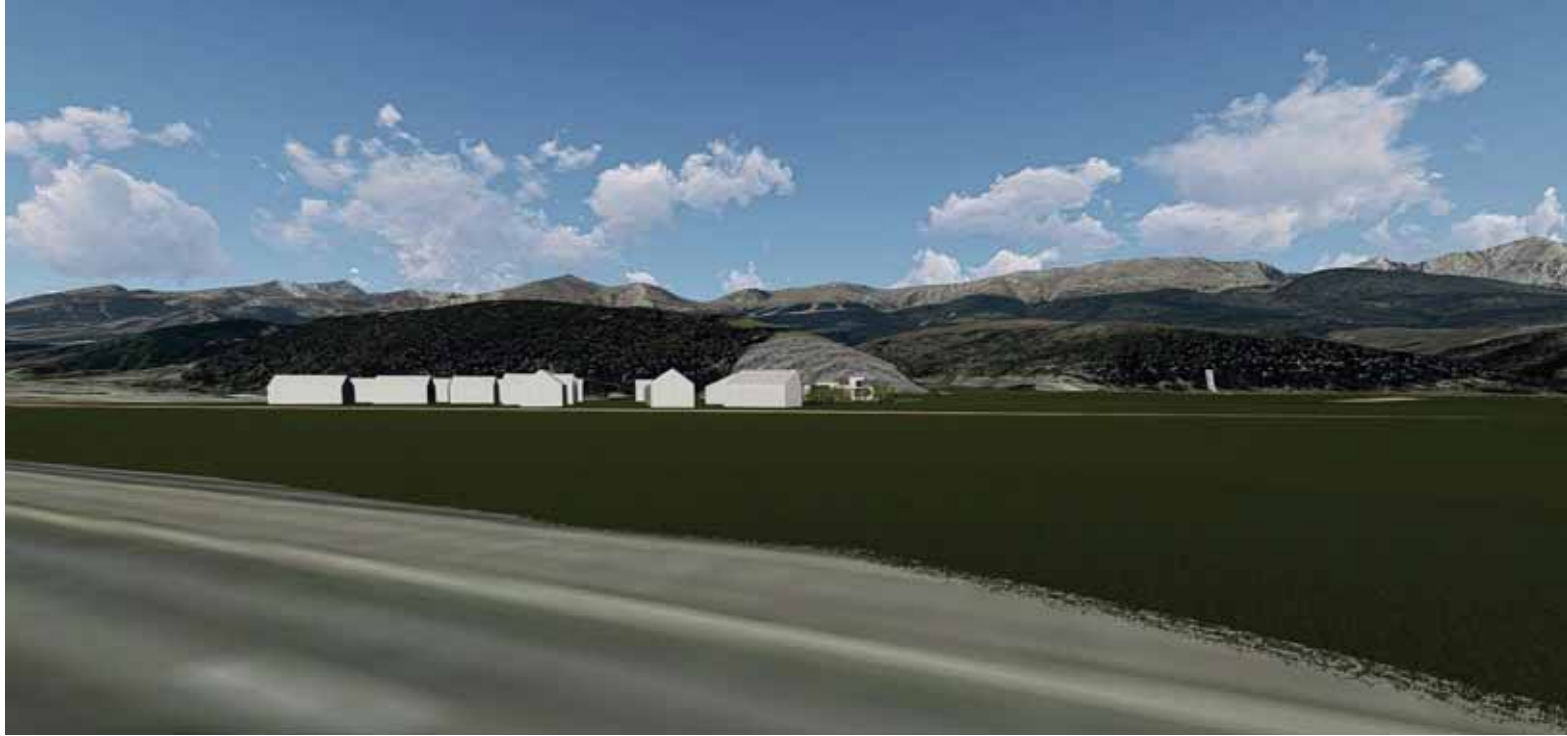
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SHEET TITLE
 PANORAMA VIEW 1 | EXISTING

A001



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 Breckenridge, Colorado
Address: TBD, Denison Place, Road
 Breckenridge, Colorado
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 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
 Portion of Tract E Runway Sub

DATE	ISSUE
02/07/2017	Class A Preliminary Plan, Planning Department
05/15/2017	Planning Submittal Revision

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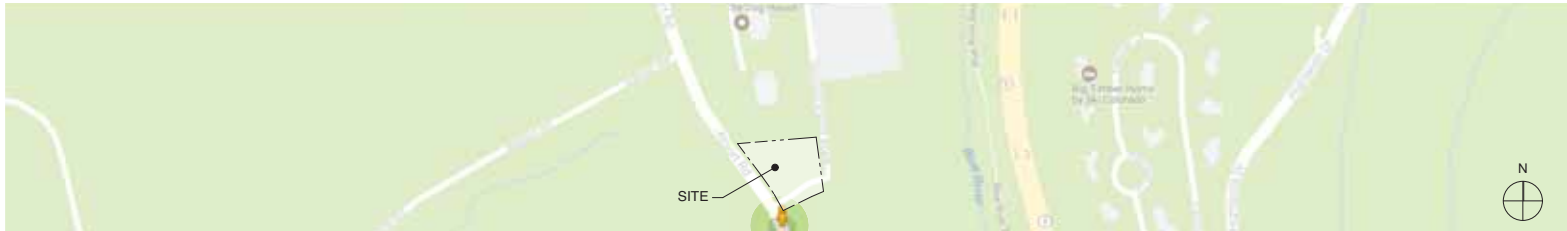
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SHEET TITLE
 PANORAMA VIEW 1 | PROPOSED

A002

PANORAMA VIEW 1 | PROPOSED ①



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 info@perfectconstruction.com
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Broken Compass Brewery
 TBD, Denison Place, Road
 Breckenridge, Colorado
 Legals:
 Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
 Portion of Tract E Runway Sub

DATE	ISSUE
02/07/2017	Final A Preliminary
02/07/2017	Final Planning Department
05/15/2017	Planning Submittal Revision

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SHEET TITLE
 PANORAMA VIEW 2 | EXISTING

A003

PANORAMA VIEW 2 | EXISTING ①



PERFECT
CONSTRUCTION
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 Michael, Patrick, Phillip
 10000 E. South Platte, Suite 100
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 www.perfectconstruction.com
 303.733.8888

Broken Compass Brewery
 Address: TBD, Denison Placer Road,
 Breckenridge, Colorado
 Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
 Portion of Tract E Runway Sub

DATE	ISSUE
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02/07/2017	Final Planning Department
05/15/2017	Planning Submittal Revision

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SHEET TITLE
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A004

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 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
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SHEET TITLE
 PANORAMA VIEW 3 | EXISTING

A005

PANORAMA VIEW 3 | EXISTING ①



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12/07/2017	Phase A Preliminary Plan Planning Department
05/15/2017	Planning Submittal Revision

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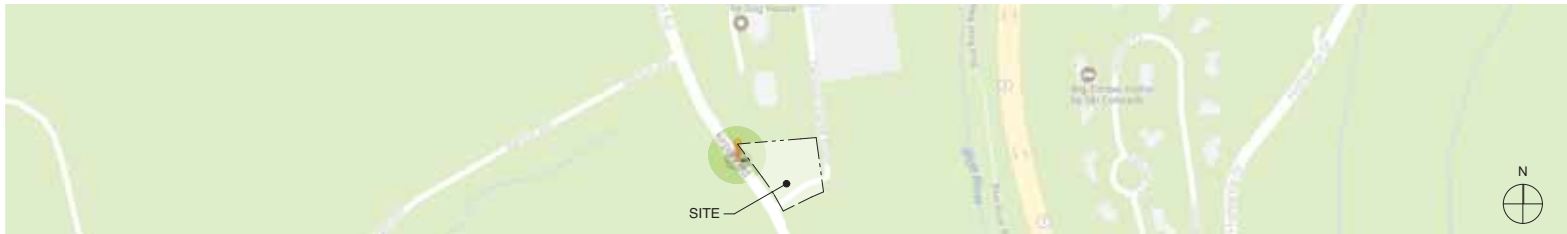
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A006

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 Breckenridge, Colorado
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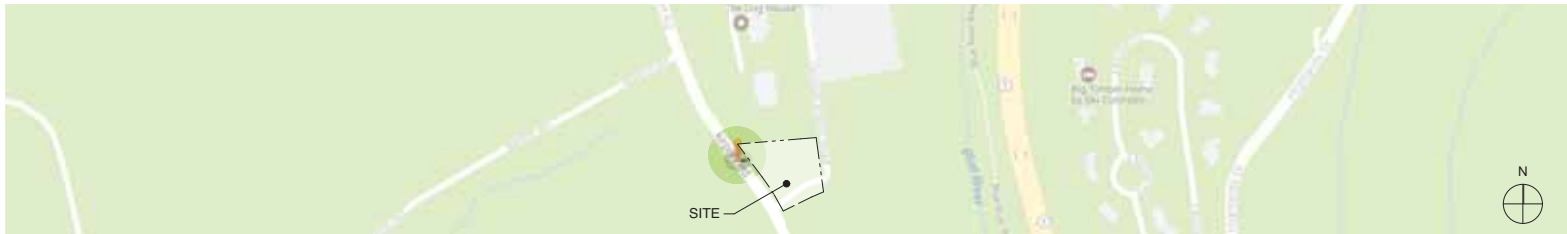
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 PANORAMA VIEW 4 | EXISTING

A007

PANORAMA VIEW 4 | EXISTING ①



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 Breckenridge, Colorado
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 Breckenridge, Colorado
Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
 Portion of Tract E Runway Sub

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05/15/2017	Planning Submittal Revision

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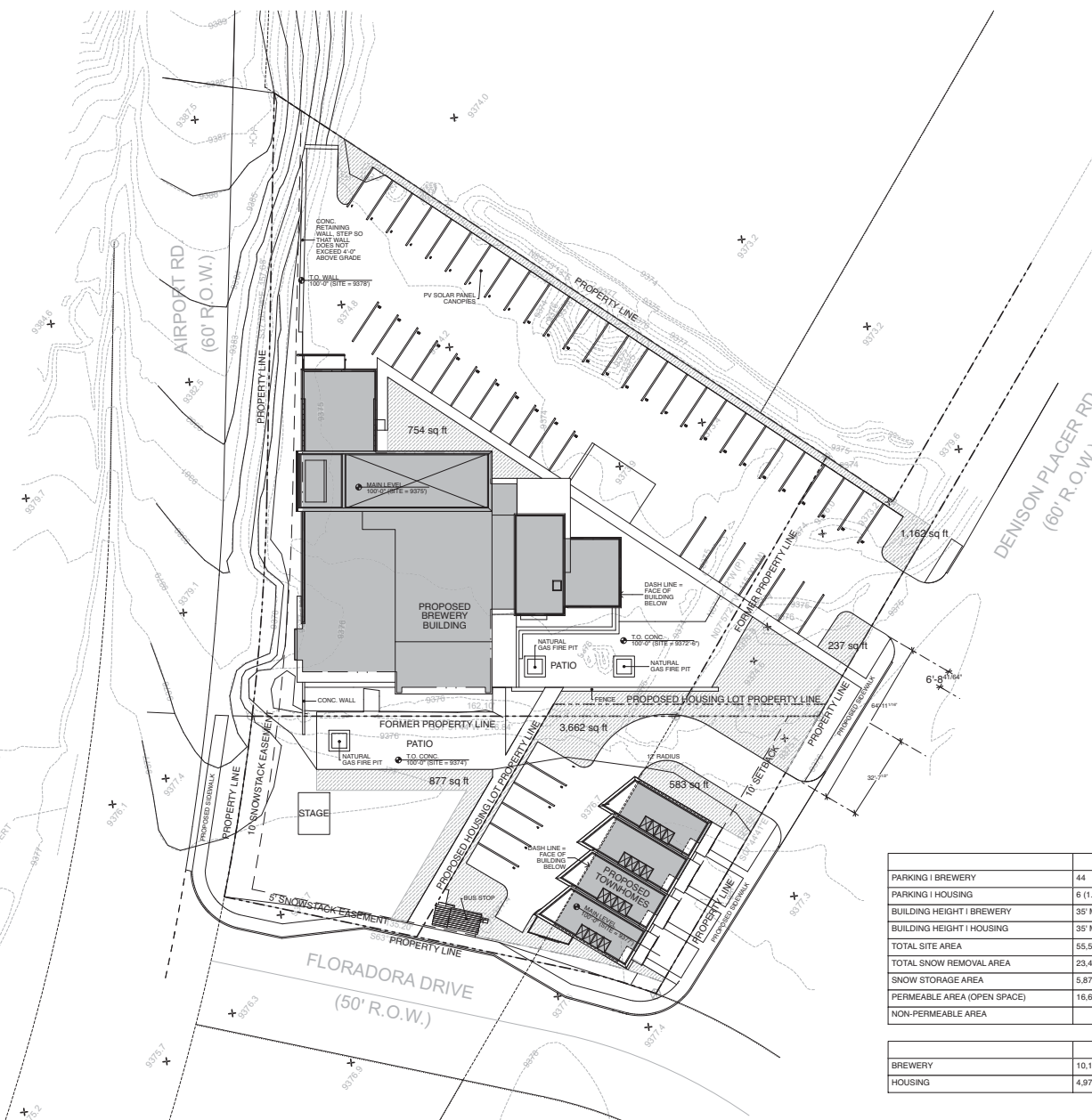
SHEET TITLE
 PANORAMA VIEW 4 | PROPOSED

A008

PANORAMA VIEW 4 | PROPOSED ①



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TBD Denison Placer Road
Breckenridge, Colorado
5/15/17



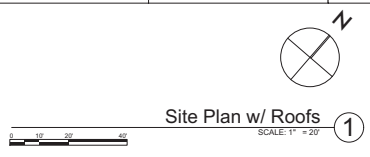
DWELLING UNIT BREAKDOWN (4) 2 BEDROOM WITH 1 CAR GARAGE UNITS			
UNIT 1 AREA CONDITIONED	LOWER LEVEL	137	
	MAIN LEVEL	588	
	UPPER LEVEL	518	
TOTAL AREA		1243 sqft	
GARAGE	LOWER LEVEL	347	
	TOTAL GARAGE AREA		347 sqft
	TOTAL AREA		1243 sqft
UNIT 2 AREA CONDITIONED	LOWER LEVEL	137	
	MAIN LEVEL	588	
	UPPER LEVEL	518	
TOTAL AREA		1243 sqft	
GARAGE	LOWER LEVEL	347	
	TOTAL GARAGE AREA		347 sqft
	TOTAL AREA		1243 sqft
UNIT 3 AREA CONDITIONED	LOWER LEVEL	137	
	MAIN LEVEL	588	
	UPPER LEVEL	518	
TOTAL AREA		1243 sqft	
GARAGE	LOWER LEVEL	347	
	TOTAL GARAGE AREA		347 sqft
	TOTAL AREA		1243 sqft
UNIT 4 AREA CONDITIONED	LOWER LEVEL	137	
	MAIN LEVEL	588	
	UPPER LEVEL	518	
TOTAL AREA		1243 sqft	
GARAGE	LOWER LEVEL	347	
	TOTAL GARAGE AREA		347 sqft
	TOTAL AREA		1243 sqft
TOTAL FLOOR AREA - HOUSING			
CONDITIONED	LOWER LEVEL	548	
	MAIN LEVEL	2352	
	UPPER LEVEL	2088	
TOTAL AREA		4972 sqft	
UNCONDITIONED	TOTAL GARAGE AREA	1388 sqft	

FLOOR AREA - BREWERY	
MAIN LEVEL	10191
UPPER LEVEL	1399
TOTAL AREA	9852 sqft

SITE PLAN KEY	
	SNOW STORAGE AREA
	EXISTING GRADE
	PROPOSED GRADE

	REQUIRED	PROVIDED
PARKING I BREWERY	44	47
PARKING I HOUSING	6 (1.5 per dwelling unit)	10 total (6 outside/4 garage)
BUILDING HEIGHT I BREWERY	35' MAX. HT. LIMIT (SITE = 9410')	34' (SITE = 9409')
BUILDING HEIGHT I HOUSING	35' MAX. HT. LIMIT (SITE = 9412')	34'-11" (SITE = 9411'-8")
TOTAL SITE AREA	55,506 sqft	
TOTAL SNOW REMOVAL AREA	23,498 sqft (parking, walks, patios)	
SNOW STORAGE AREA	5,874 sqft (25% x 23,498 sqft)	7,450 sqft
PERMEABLE AREA (OPEN SPACE)	16,652 sqft (55.506 x 30%)	21,160 sqft
NON-PERMEABLE AREA		34,346 sqft

	DENSITY	MASS
BREWERY	10,191 sqft	10,191 sqft
HOUSING	4,972 sqft	6,360 sqft

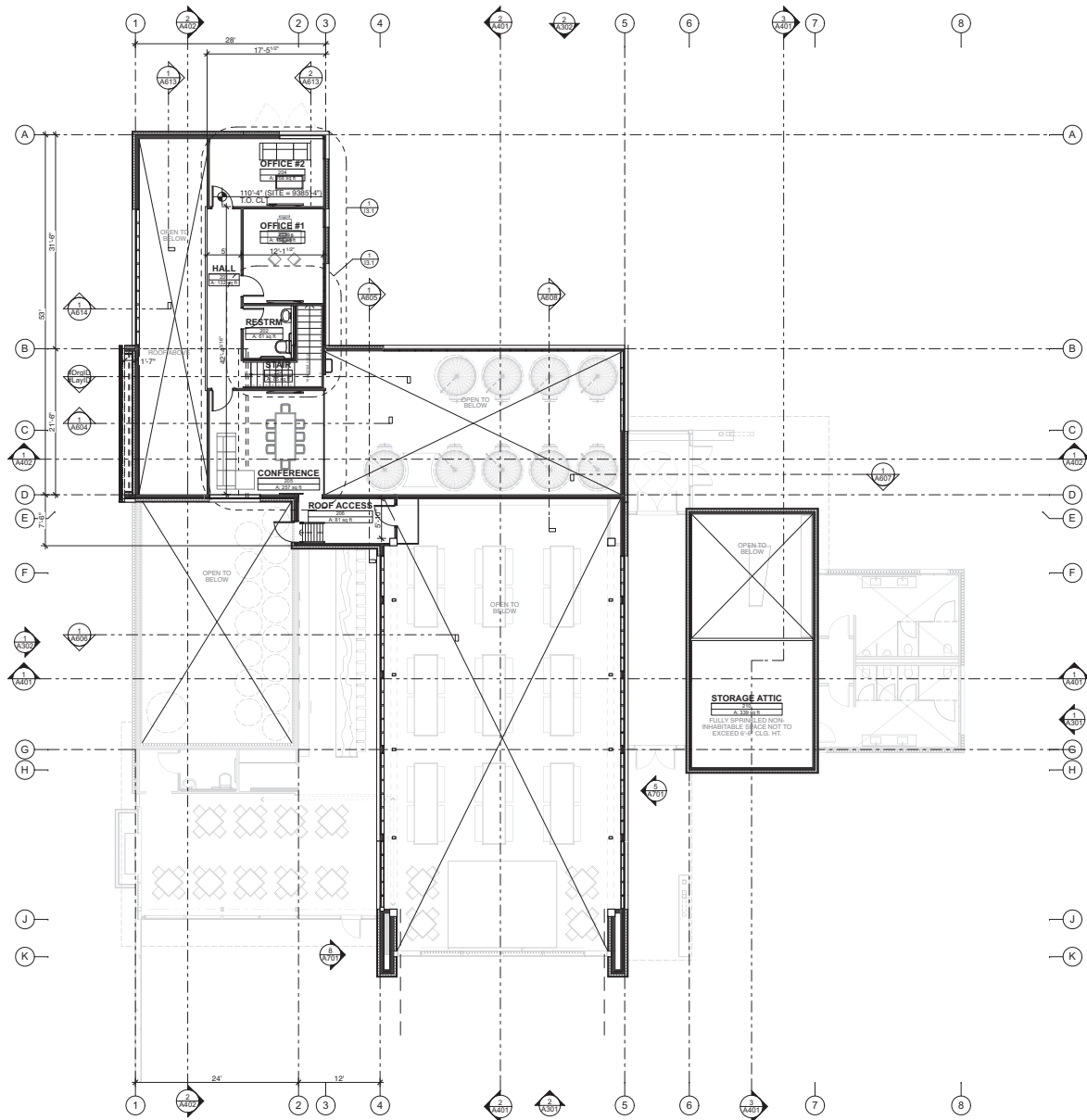


Broken Compass Brewery
 Address: TBD, Denison Placer Road, Breckenridge, Colorado
 Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

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SHEET TITLE: SITE PLAN
A101



Brewery | Upper Level Plan
 SCALE: 1/8" = 1'-0" ①



10075 E. WOODLARK DRIVE
 P.O. BOX 948
 DENVER, COLORADO 80231

Broken Compass Brewery
 TBD, Denison Place Road
 Breckenridge, Colorado
 Address:
 Legal:
 Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
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05/15/2017	Planning Submittal Revision

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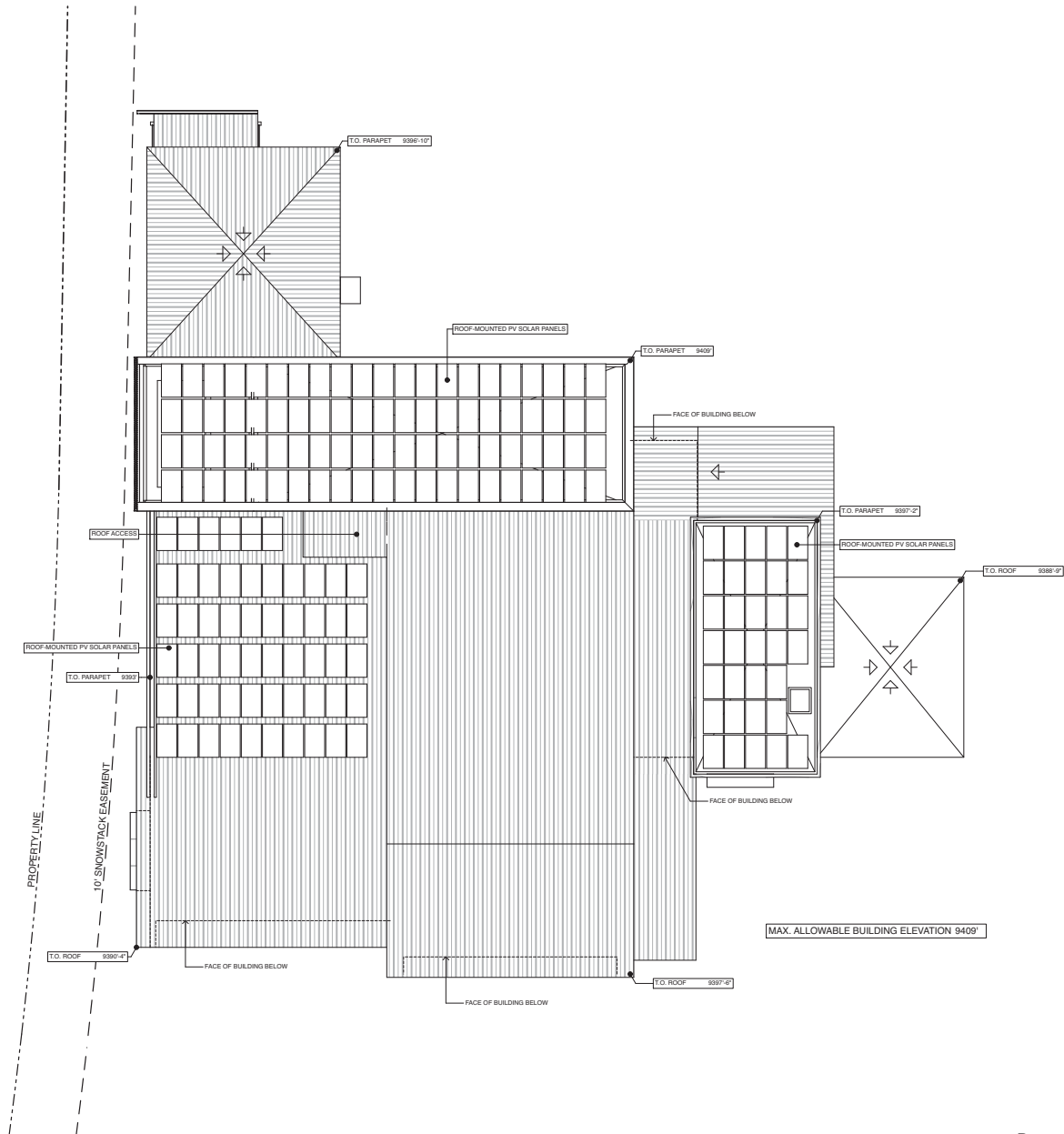
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SHEET TITLE
 BREWERY | UPPER LEVEL

A202



1000 W. WASHINGTON ST. SUITE 100
DENVER, CO 80202
P: 303.733.8888
F: 303.733.8889
www.ka-designworks.com



Broken Compass Brewery
 Address: TBD, Denison Place Road
 Breckenridge, Colorado
 Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

DATE	ISSUE
02/07/2017	Class A Preliminary
02/07/2017	Final Planning Department
05/15/2017	Planning Submittal Revision

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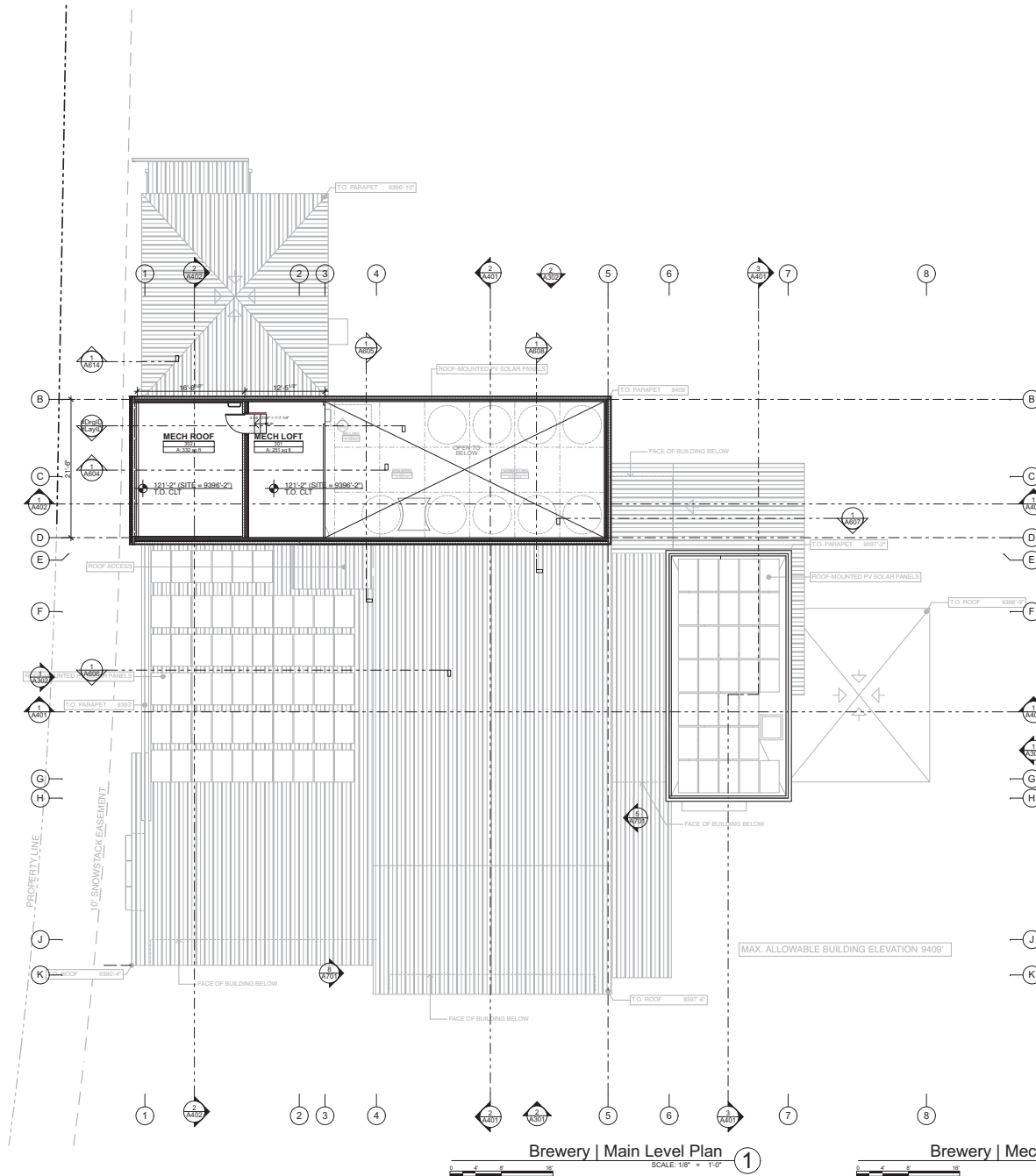
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SHEET TITLE
BREWERY | ROOF PLAN

A203

Brewery | Roof Plan
 SCALE: 1/8" = 1'-0" ①





Brewery | Main Level Plan
SCALE: 1/8" = 1'-0" ①

Brewery | Mechanical Roof
SCALE: 1/8" = 1'-0" ①



PERFORM
ARCHITECTS
George A. King
Richard Trask, Project
Architect
10000 E. Harvard Ave., Suite 100
Denver, CO 80231
www.performarchitect.com
303.755.8800

Broken Compass Brewery
TBD, Decision Place, Road
Breckenridge, Colorado
Address:
Legal:
Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
Portion of Tract E Runway Sub

DATE	ISSUE
02/07/2017	Final A Preliminary
02/07/2017	Final Planning Department
05/15/2017	Planning Submittal Revision

NOT FOR CONSTRUCTION

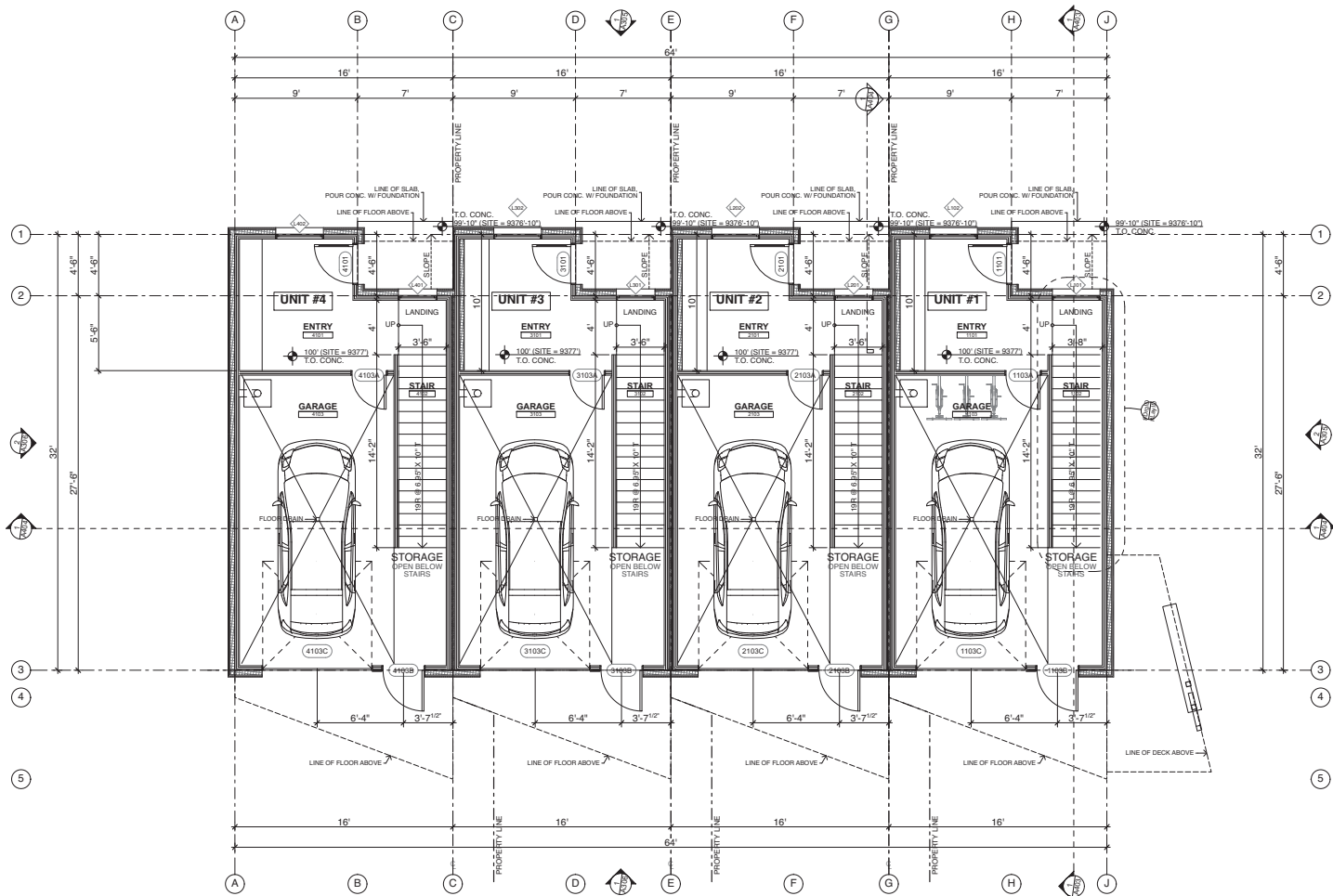
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SHEET TITLE
**BREWERY I
MECHANICAL ROOF
PLAN**

A204



Housing | Lower Level Plan
SCALE: 1/4" = 1'-0"



TKA CONSULTANTS
1000 14th Street, Suite 1000
Boulder, CO 80502
303.440.1000
www.tkaconsultants.com

Broken Compass Brewery
Address: TBD, Decision Place Road
Breckenridge, Colorado
Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

DATE	ISSUE
02/27/2017	Final A Preliminary
05/15/2017	Final Planning Department Review Substantial Revision

NOT FOR CONSTRUCTION

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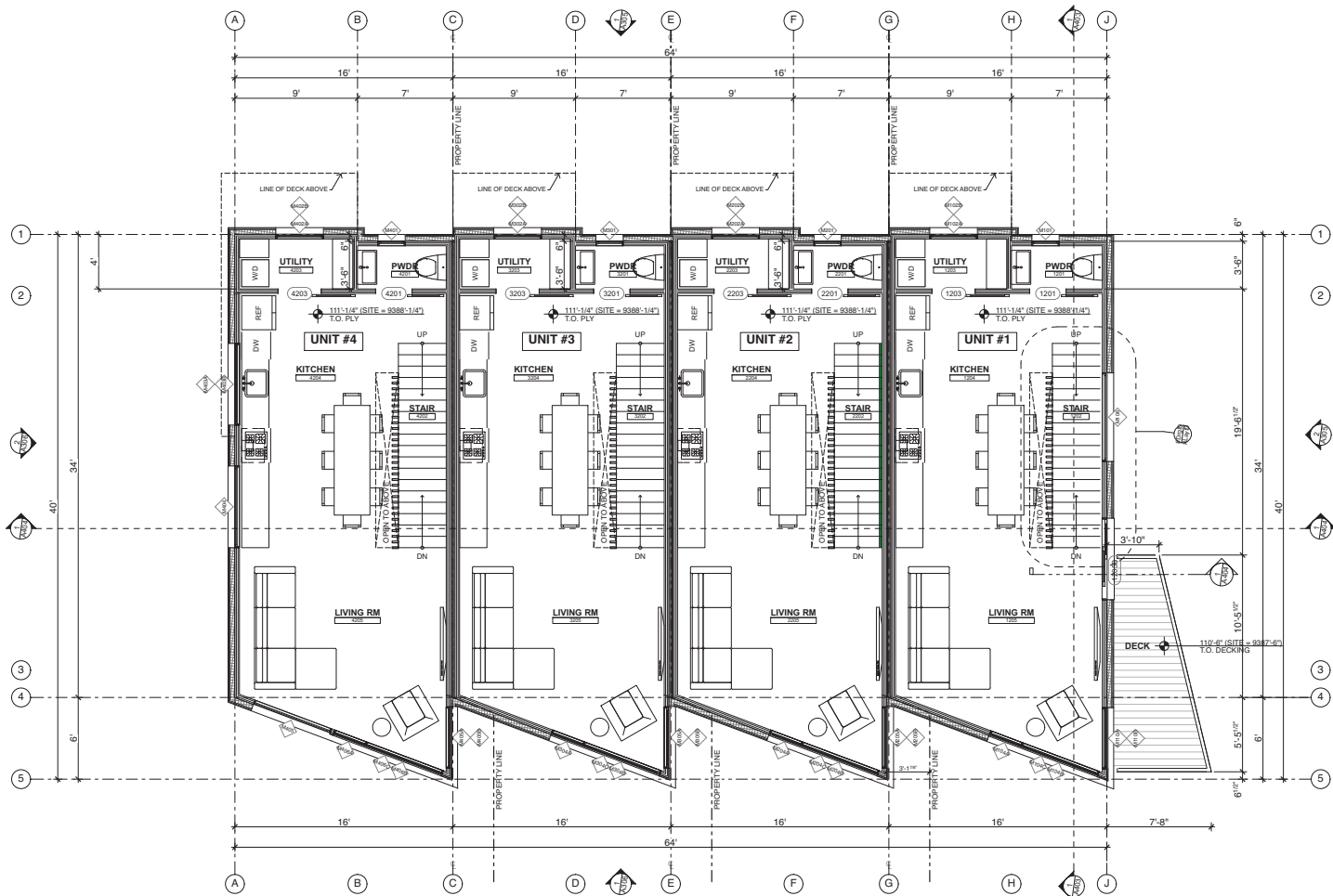
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SHEET TITLE
HOUSING I LOWER LEVEL

A205



Housing | Main Level Plan
SCALE: 1/4" = 1'-0"



ARCHITECT
 KA DESIGNWORKS
 1000 14th Street, Suite 100
 Boulder, CO 80502
 303.440.1234
 www.ka-designworks.com

Broken Compass Brewery
 Address: TBD, Decision Place, Road
 Breckenridge, Colorado
 Legals:
 Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
 Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
 Portion of Tract E Runway Sub

DATE	ISSUE
12/27/2017	Final A Professional Plan
05/15/2017	Final Planning Department Planning Submittal Revision

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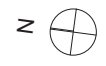
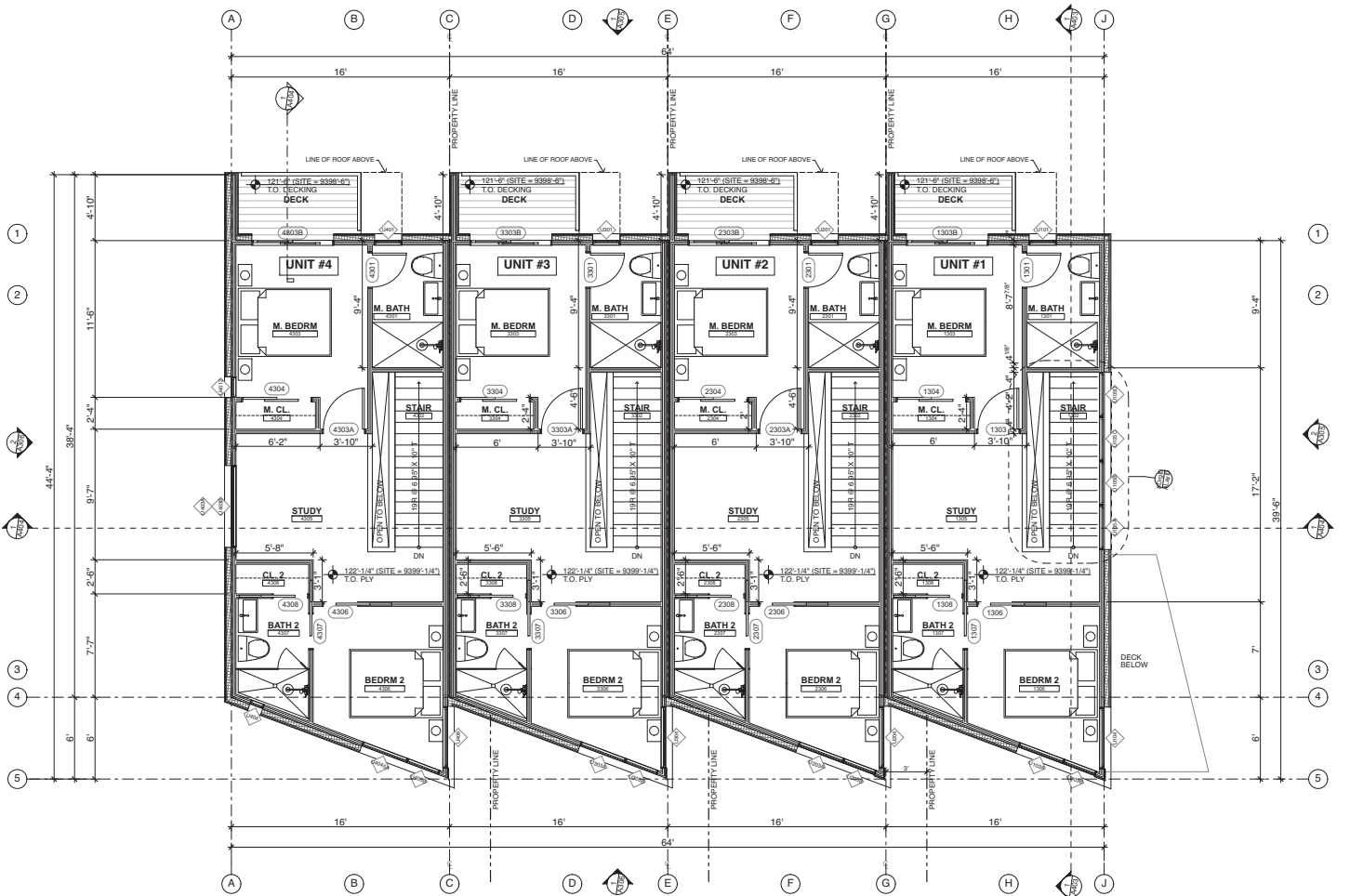
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SHEET TITLE
 HOUSING | MAIN LEVEL

A206



Housing | Upper Level
SCALE: 1/4" = 1'-0" ①



ARCHITECT
Richard C. Placer
Richard C. Placer
Richard C. Placer
Richard C. Placer
Richard C. Placer

Broken Compass Brewery
Address: TBD, Denison Placer Road
Breckenridge, Colorado
Legisl: Lay 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

DATE: 05/15/17
ISSUE: Final Planning Document
05/15/2017 Planning Submittal Revision

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SHEET TITLE
HOUSING | UPPER LEVEL

A207



10700 W. BEAVER CREEK ROAD
P.O. BOX 1000
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ARCHITECT
TKA
10700 W. BEAVER CREEK ROAD
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WWW.TKADENVER.COM

Broken Compass Brewery
TBD, Denison Place, Road
Breckenridge, Colorado
Lot 2B, Block 10, Breckenridge Airport Subdivision Amended;
Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area;
Portion of Tract E Runway Sub

Address:
Legal:

DATE: 05/15/17 ISSUE: 1

05/15/2017 Class A Preliminary
05/15/2017 Final Planning Department
05/15/2017 Planning Submittal Revision

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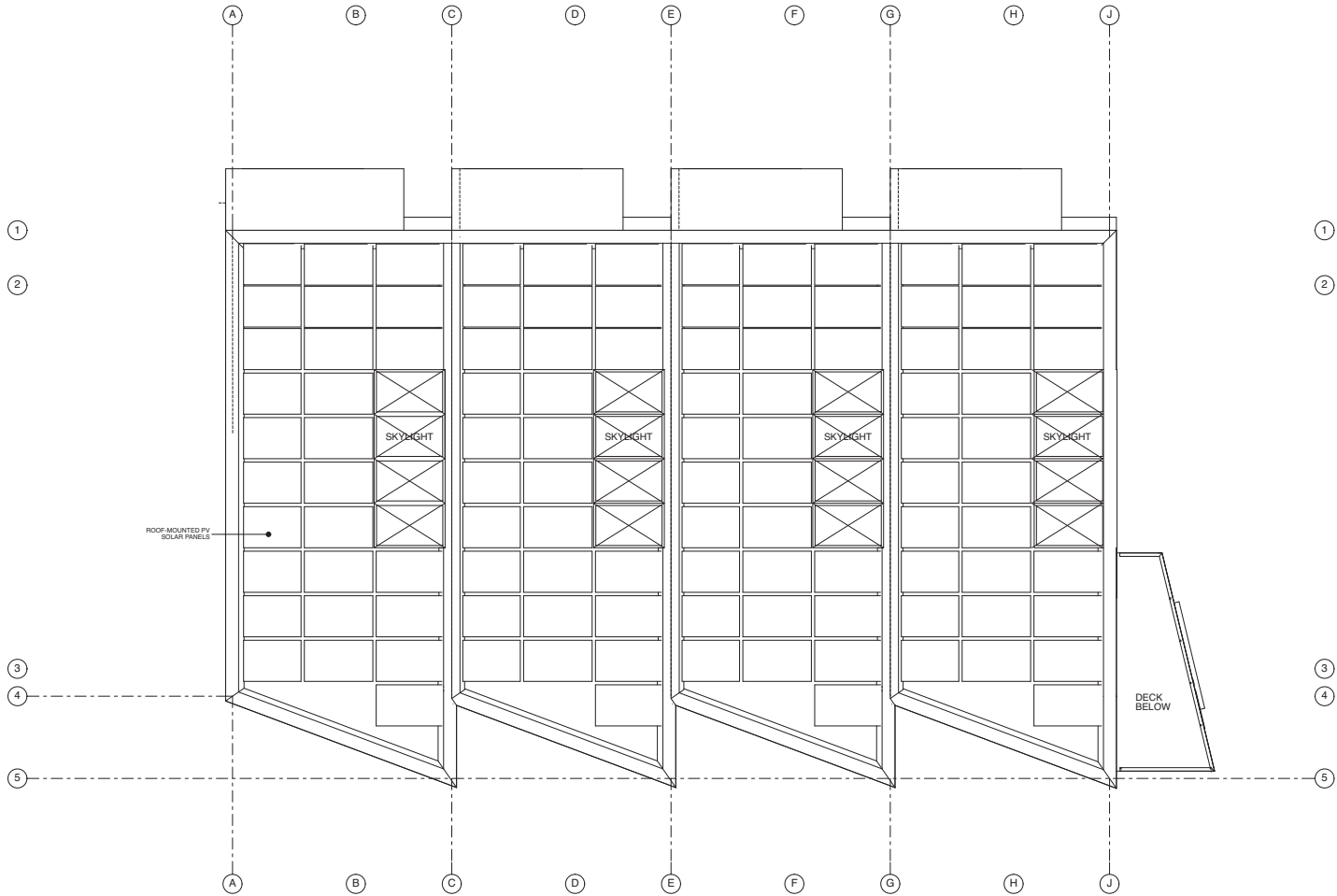
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SHEET TITLE
HOUSING | ROOF PLAN

A208



Housing | Roof Plan
SCALE: 1/4" = 1'-0"





ROOF - R1

METAL - W1
 FACIA, FLASHING,
 COLUMNS, RAILINGS,
 DOOR & WINDOW
 FRAMES, MULL
 COVERS

CONCRETE - C1

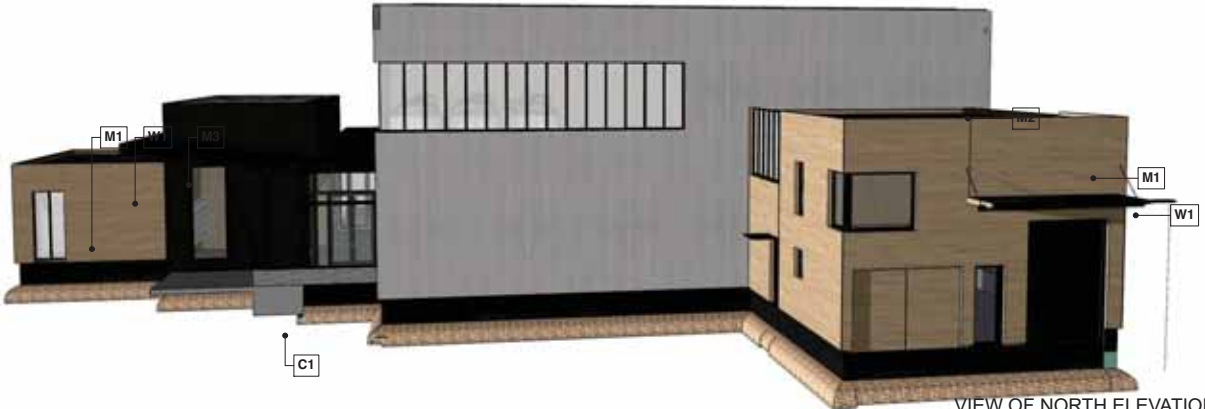
WOOD SIDING - M1

WOOD SIDING - M2

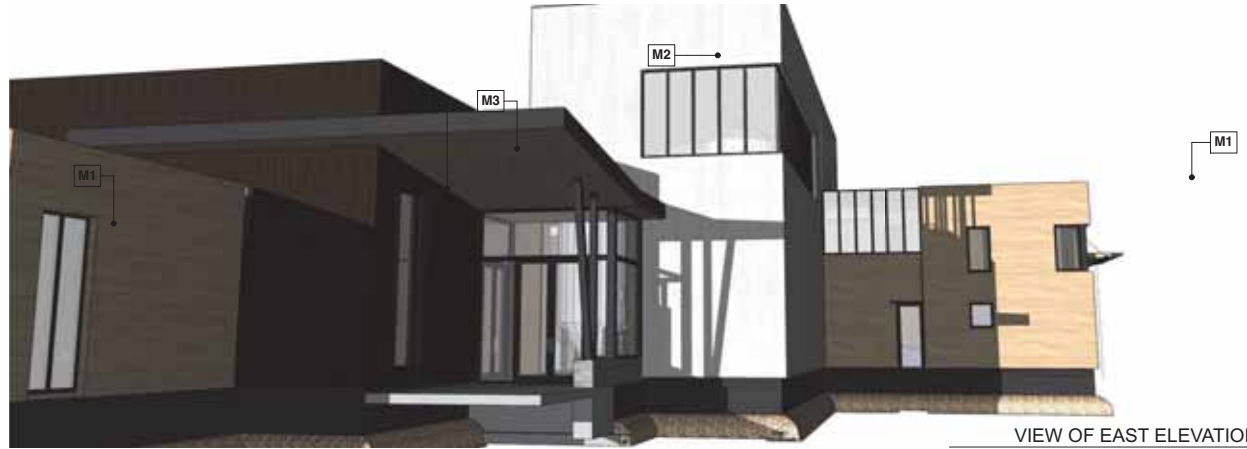
WOOD SIDING - M3

WOOD SIDING - M4

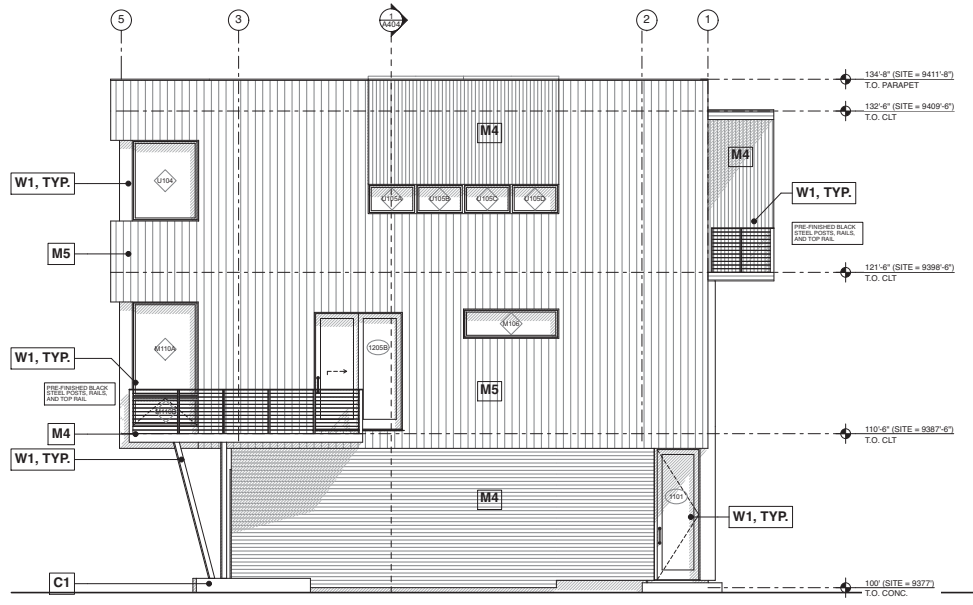
WOOD SIDING - M5



VIEW OF NORTH ELEVATION ②



VIEW OF EAST ELEVATION ①



Housing | South Elevation ②
 SCALE: 1/4" = 1'-0"



Housing | East Elevation ①
 SCALE: 1/4" = 1'-0"



ROOF - R1

METAL - W1
FACIA, FLASHING,
COLUMNS, RAILINGS,
DOOR & WINDOW
FRAMES, MULL
COVERS

CONCRETE - C1

WOOD SIDING - M1

WOOD SIDING - M2

WOOD SIDING - M3

WOOD SIDING - M4

WOOD SIDING - M5



VIEW OF WEST ELEVATION ④



VIEW OF SOUTH ELEVATION ③



VIEW OF NORTH ELEVATION ②



VIEW OF EAST ELEVATION ①



Broken Compass Brewery
TBD, Denison Placer Road
Breckenridge, Colorado
Address: TBD, Denison Placer Road
Breckenridge, Colorado
Legal: Lot 2B, Block 10, Breckenridge Airport Subdivision Amended; Portion of Lot 2C Block 10, Rock Pile Ranch Condo Resubdivision of the Common Area; Portion of Tract E Runway Sub

DATE	ISSUE
02/07/2017	Final A Preliminary
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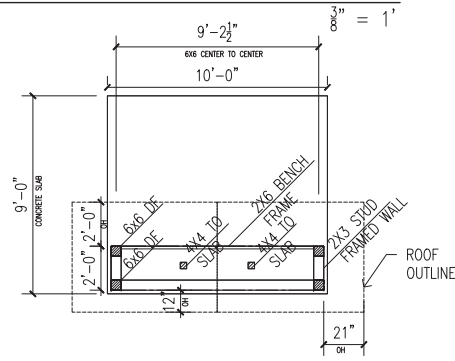
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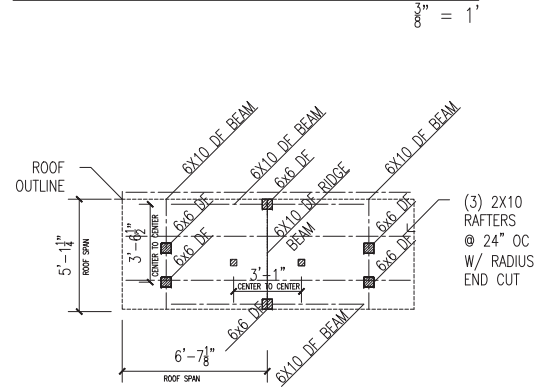
SHEET TITLE
HOUSING | COLOR
ELEVATION VIEWS

A307

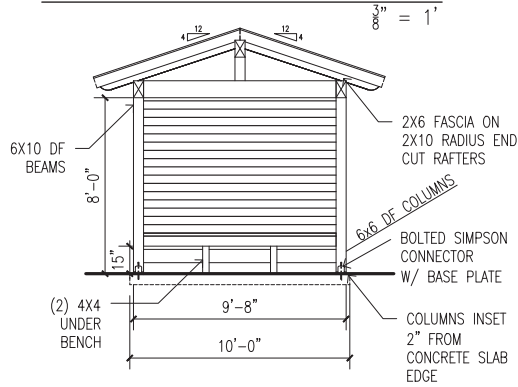
STRUCTURAL FRAMING PLAN



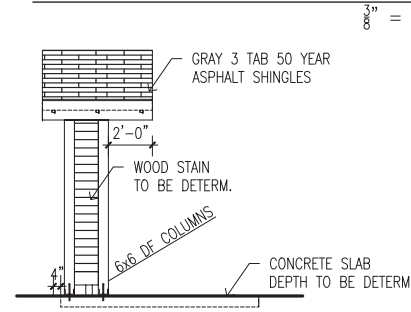
STRUCTURAL ROOF FRAMING PLAN



FRONT ELEVATION



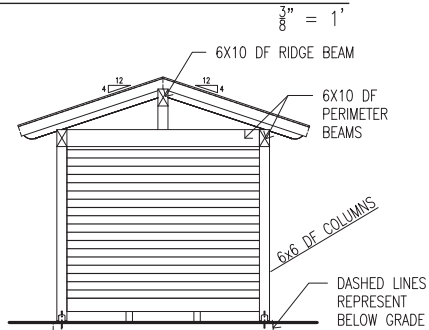
SIDE ELEVATION



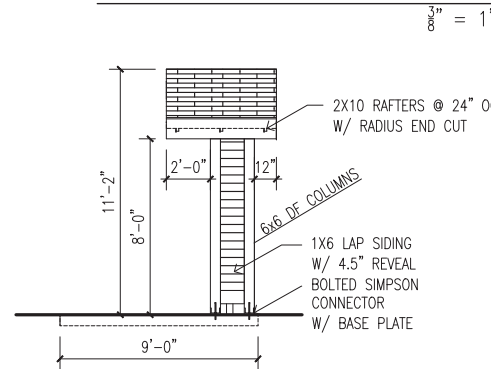
NOTES:

1. WALL FRAMING: 2X3 STUD WALLS W/ DOUBLE TOP AND BOTTOM PLATES W/ 1/2" OSB WALL SHEATHING ON EACH SIDE, BUILDING WRAP, AND 1X6 LAP WOOD SIDING W/ 6" AIR GAP AT BOTTOM.
2. CONCRETE SLAB THICKNESS AND WOOD STAIN ARE TO BE DETERMINED. SLAB MAY NEED TO BE REINFORCED.
3. USE SIMPSON CONNECTORS W/ BASE PLATES TO CONNECT 6X6 DFS TO CONCRETE SLAB.

BACK ELEVATION



SIDE ELEVATION





FELSBURG
HOLT &
ULLEVIG

engineering paths to transportation solutions

March 13, 2017

Chris Kulick, AICP
Town of Breckenridge
Community Development Department
Post Office Box 168 / 150 Ski Hill Road
Breckenridge, Colorado 80424

RE: Broken Compass Brewery Parking
FHU Reference Number 117084-01

Mr. Kulick,

Felsburg Holt & Ullevig is pleased to provide a parking analysis for the proposed Broken Compass Brewery in Breckenridge, Colorado. We have identified the needs of the Brewery based upon the building's uses and operation and have provided our findings below.

Project Description and Town of Breckenridge Off Street Parking Regulations

Broken Compass Brewery is proposed to be located at the northeast corner of Airport Road and Flora Dora Drive in Breckenridge, Colorado. The 9,712 square foot brewery will contain all Broken Compass brewing operations—brew deck and fermentation area, cooler/storage, and offices, as well as a bar, seating/music area, and a small coffee/deli area for customers. The Brewery's parking requirements will be assessed under multiple land use categories per the Town of Breckenridge Off Street Parking Regulations. The Town's Parking Regulations, however, do not contemplate a brewery use, and thus, the closest category "Industrial use" has been suggested for the brewing operation area assessment. It requires:

1 per 400 square feet plus 1 loading bay per 1,000 square feet

We note that the one space per 400 square feet is the same requirement for retail, commercial and office uses per the Parking Regulations. The brewery operation is much less intense, employing only one to two brewers at a time, with no customer access into that area of the building. Thus, we believe that these requirements are inappropriate and excessive, and that 46 parking spaces and one loading bay are sufficient for the Broken Compass Brewery.

It is our understanding that the owners have discussed these concerns with staff, and staff has agreed and suggested using section 9-3-8-E. Unlisted Use Category of the Code in this instance.

Thus, this letter identifies Broken Compass Brewery parking needs and why section 9-3-8-E. Unlisted Use Category should be utilized:

E. Unlisted Use Category: The director shall initially determine the appropriate land use category for any use not specifically listed in subsection A or B of this section. The director's initial determination of the appropriate land use category maybe changed by the planning commission as part of its review of the development permit application. In determining the appropriate land use category for an unlisted land use, the director shall place the use in the land use category which most nearly approximates the nature and anticipated off street parking demands of such use (Ord. 9, Series 2003)

(All quotations have been taken from the Town of Breckenridge's Off Street Parking Regulations.)

Parking Required

46 parking spaces and one loading bay should be sufficient to meet the parking needs of the Broken Compass Brewery. (44 spaces for the building + 1 space for shuttle parking + 1 space for future Food Truck = 46 spaces.) This is based on multiple factors—the Brewery's program and services, a Brewery provided on-site shuttle system, the very nature of a resort community in which walking and biking are prevalent, alternative mass transit systems and private shuttle services that are available to the public at no cost.

Four units of workforce housing will be constructed and owned by Broken Compass Brewery and hundreds of Town workforce housing units will be constructed directly to the south and east of the Brewery from which employees and customers are expected to walk and/or ride their bikes. Numerous hotel/lodge and multi-family shuttle systems provide guests and owners door to door transportation throughout Town, and the Town itself provides free transit service via the Free Ride throughout Town. There is a bus stop located adjacent to the site on Flora Dora Drive with regularly scheduled stops. In addition, a free County-wide transit system exists that integrates with the Town's transit system.

Employee and Service Vehicle Parking

The table below describes the parking needs for employees and service vehicles, and the text below points out the unique aspects of the Brewery development program and the Town of Breckenridge that reduces the day-to-day employee parking demands at the site.

- Broken Compass Brewery is providing four housing units adjacent to the Brewery building for employees. Taking a conservative estimate, two employees living here would presumably not need a parking space at the Brewery—they would simply walk to work.
- A Census study from 2014 estimates that 37 percent of workers walk to work and 17 of workers use transit. Some of the highest percentages are among mountain communities, and it seems that residents and workers of Breckenridge are accustomed to using other modes of transportation rather than using their private automobile. Given this strong preference for alternative modes of travel and the ease of access at which it is provided throughout the Town, it is likely that some of the brewing operations staff, bartenders, and waitpersons on any given day will not use their private automobile. In this exercise, we have assumed that two additional individuals would take the Town's transit system or walk to work.

Employee Type and Service Vehicle	Parking Required
Owners	2
Brewing Operations	1
Bartenders	2
Waitpersons	3
Food Truck (Future Application)	1
Coffee / Deli	1
Total Spaces Needed	10
Reduce Parking Needs by Employer Provided Housing	-2
Reduce Parking Needs by Employees Using Transit/Walking	-2
Parking Needs for Employees and Service Vehicles	6

- Although other Summit County jurisdictions do not specifically recognize breweries as a land use category for parking purposes, their parking codes require much less parking for Industrial, Manufacturing and Warehousing purposes:
 - Summit County: 1.25 spaces per 1,000 square feet of Industrial, Manufacturing, Warehousing Uses
 - Frisco: 1 space per 750 square feet of Warehousing, Wholesale Business Contractor Trades

Thus, the Town’s required one space per 400 square feet is high compared to others.

Customer Parking Needs

If the employee demand is six parking spaces, then this leaves 40 spaces for customers. The bar/restaurant area can accommodate 160 customers. Assuming one space per four customers, a total of 40 spaces are needed for the customers. Again, there are several factors that suggest that parking demand may actually be lower than anticipated.

- The Breckenridge Free Ride transportation system has a stop located at Flora Dora Drive as an alternative method of traveling to and from the Brewery. The Yellow Route stops every 30 minutes from 6:15 AM to 11:15 PM. An on-board survey of transit riders in 2014 showed that 60 percent of riders had a vehicle available, yet chose to ride rather than drive. This same survey showed that 30 percent of transit riders are visitors. This data suggests that residents and visitors to Breckenridge are accustomed to using alternative modes of transportation rather than driving themselves.
- Broken Compass Brewery will operate a free on-site shuttle that will continue running after the public transit service ends to handle late night customers. The availability of this shuttle will encourage customers not to drive to the Brewery.
- Numerous hotel/lodge and multi-family residential projects operate their own shuttle service as an amenity to their guests and owners. These shuttles provide door to door service throughout Town at the request of their guests. Shuttle stops are located throughout Town for this very purpose. It is anticipated that the Brewery customers will be dropped off/picked up by these private shuttle services that reduces the need for on-site customer parking.
- As mentioned above, hundreds of residential units will be built directly to the south and east of the Brewery in the very near future. Based upon Census information and the culture of

walking and riding bikes in Town, it can be assumed that many of the customers will also chose to walk or ride to the Brewery thereby reducing the amount of needed parking spaces. The Brewery will provide bike rack areas on the patio to facilitate the easy of biking to the Brewery.

Loading

The Town's Off Street Parking Regulations do not contemplate a brewery use in Town, thus, the closest category is the "Industrial Use" which requires one parking space per 400 square feet of floor area plus one loading bay per 1,000 square feet. Accordingly, 10 loading bays would be required for the Brewery.

This requirement is unreasonable based on the Broken Compass brewing operation. According to the owners, brewing operations require grain delivery approximately once a week, and grain waste will be exported from the site approximately 1.5 times per week. Thus, one loading bay is sufficient for the operation. For comparison, the Breckenridge Brewery does not have a designated loading bay on site and the Breckenridge Distillery has only one loading bay.

Conclusion

Based on the analysis of the Brewery use and operation, 46 parking spaces and one loading bay would be sufficient to meet the parking needs for the Brewery. This is based on the specific operations of the Brewery, the prevalent mass transit opportunities, private on and off site shuttle systems, and the culture of walking and riding in the community.

Should you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

FELSBURG HOLT & ULLEVIG



Todd S. Frisbie, PE, PTOE
Senior Transportation Engineer





FELSBURG
HOLT &
ULLEVIG

engineering paths to transportation solutions

March 31, 2017

Chris Kulick, AICP
Town of Breckenridge
Community Development Department
Post Office Box 168 / 150 Ski Hill Road
Breckenridge, Colorado 80424

RE: Broken Compass Brewery Access Analysis
FHU Reference Number 117084-01

Mr. Kulick,

Felsburg Holt & Ullevig has reviewed the proposed access points for the Broken Compass Brewery in Breckenridge, Colorado. We have provided our findings of our analysis below.

Proposed Access Locations and Breckenridge Access Requirements

Broken Compass Brewery is proposed to be located at the northwest corner of Denison Placer Road and Flora Dora Drive in Breckenridge, Colorado. Townhomes are proposed to be constructed adjacent to the Brewery. The Brewery and the townhomes will each have an access point onto Denison Placer Road spaced approximately 61 feet apart. Additionally, there is an existing access on the east side of Denison Placer Road between the two proposed access points. See **Figure 1** for the access point locations.

The Town of Breckenridge requires 30 feet between curb cuts. As seen in **Figure 1**, the distance between the townhome access and the access on the east side of Denison Placer Road is 30 feet. Initially the access spacing was only 24 feet, but the access point was shifted to allow for the required spacing. However, the spacing between the Brewery access and the access on the east side of Denison Placer Road is only approximately 6.5 feet, which is less than the Town's 30 foot minimum requirement. Unfortunately, due to site limitations as well as the needs of the Brewery and parking for the Brewery, it is not possible to shift this access point to meet the minimum Town access spacing requirements.

Thus, this letter analyzes the Broken Compass Brewery access locations and explains why spacing less than 30 feet between the access points is expected to be safe and effective.

Access Usage and Safety

Most of the traffic generated by the Brewery, townhomes, and access on the east side of Denison Placer Road would be to and from the south on Airport Road. Breckenridge's major residential and commercial areas are located south of the proposed development and would be the origin and destination for most trips. This means that most of the traffic to the proposed Brewery and townhomes will be making northbound left-turns into the sites and eastbound right-turns out of the site. Likewise, any traffic using the access to the east will be making northbound right-turns into the site and westbound left-turns out of the site. As a result, each access will have very few conflicting turn movements, which lowers the risk of crashes at these access points.

Additionally, it is our understanding that most of the traffic generated by the Colorado Mountain College located to the north on Denison Placer Road is regional traffic traveling to and from the College via SH 9. This traffic will be traveling to and from the north on Denison Placer Road. It should also be noted that Denison Placer Road runs parallel to Airport Road. Any through traffic traveling to/from SH 9 is expected to stay on Airport Road and not turn onto Denison Placer Road via Flora Dora Road. As a result, there will be limited through traffic on Denison Placer Road adjacent to the site accesses. Low through traffic volumes on Denison Placer Road lowers the risk of crashes and also lowers delay experienced at these access points.

With limited through traffic on Denison Placer Road and mostly non-conflicting turn movements at each access point, there is a high level of safety and low level of delay that will be experienced by drivers using these access points. As a result, it is not anticipated that the short distance between the Brewery access on the west side of Denison Placer Road and the access on the east side of Denison Placer Road will create safety or delay issues.

Conclusion

Based on the analysis of the proposed Brewery and townhome accesses, it is believed that a short access spacing distance will not create any safety or delay issues. This is based on the anticipated volume of through traffic on Denison Placer Road in addition to expecting most site generated traffic will be traveling to/from the south, which reduces potential conflicting movements at these access points.

Should you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

FELSBURG HOLT & ULLEVIG



Colleen Guillotte, PE
Transportation Engineer

Planning Commission Staff Report

Subject: Ploss Residence
(Class B Historic, Preliminary Hearing; PL-2017-0153)

Proposal: To construct a new 4 bedroom, 4.5 bathroom single-family residence along North French Street, with a 1 bedroom, 2 bathroom bunkhouse, 2-car garage and separate 1-car garage along the Ridge Street Alley. An existing single-family home is planned for demolition prior to the construction of the proposed development.

Date: May 22, 2017 (For meeting of June 6, 2017)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Gus and Kathy Ploss

Agent: Glen Camuso, Allen Guerra Architecture

Address: 305 North French Street

Legal Description: Snider Addition, Lots 20 ½ & 23

Site Area: 0.223 acres (9,705 sq. ft.)

Land Use District: 18 - Residential Single Family/Duplex - 12 Units per Acre (UPA)

Historic District: 2- North End Residential Character Area

Site Conditions: The lot is located on North French Street, in between the Val d’Isere Condominiums and the 311 French Street Condominiums. The eastern portion of the lot along North French Street is relatively flat and then drops sharply at 40% to the western edge that borders the Ridge Street Alley. The lot contains what is commonly known as the “Round House” which is located at the west edge of the sloping hill. Six mature lodgepole pine trees are scattered throughout the property. The eastern portion of the lot adjacent to French Street is graded for parking and contains no vegetation. There is a 20’ wide sewer easement that crosses the western property line.

Adjacent Uses:

North:	311 French Street Condominiums Court (Residential)
South:	Val d’Isere Condominiums and Brittany Place (Residential)
East:	Duplex, Single-Family Homes (Residential)
West:	Red White and Blue Fire Department (Governmental)

Density:

Allowed under LUGs:	4,278 sq. ft.
Proposed density:	3,999 sq. ft.

Above Ground Density:
Allowed:

	At 9 UPA:	3,208 sq. ft.
	Proposed:	3,262 sq. ft.
Mass:	Allowed under LUGs:	5,134 sq. ft.
	Proposed:	4,291 sq. ft.
Total:	Main House	
	Garage Level:	1,266 sq. ft.
	Lower Level:	1,047 sq. ft.
	Main Level:	1,503 sq. ft.
	Upper Level:	542 sq. ft.
	Subtotal – Main House:	4,358 sq. ft.
	Bunk House	
	Main Floor (Including 444 sq. ft. garage):	929 sq. ft.
	Upper Floor:	422 sq. ft.
	Subtotal- Bunk House	1,351 sq. ft.
	Total	5,709 sq. ft.
Height:	Recommended:	23.0 ft. (mean) 26 ft. (max)
	Proposed:	26.5 ft. (mean); 30 ft. (overall)
	Overage:	0.5 ft.
Lot Coverage:	Building / non-Permeable:	4,243 sq. ft. (44% of site)
	Hard Surface / non-Permeable:	1,183 sq. ft. (12% of site)
	Open Space / Permeable Area:	4,279 sq. ft. (44% of site)
Parking:	Required:	3 spaces
	Proposed:	6 spaces
Snowstack:	Required:	296 sq. ft. (25%)
	Proposed:	430 sq. ft. (36%)
Setbacks:	Front (15' recommended):	18 ft.
	Sides (5' recommended):	5 ft.
	Rear (15' recommended):	13.5 ft.

Item History

Both the Town and County have little data on the existing, non-historic “Round House” which was built by the Greenberg family in 1971. On July 5, 2005, the Planning Commission approved a new 4,065 sq. ft. single-family home, accessory apartment and demolition of the “Round House”. That project’s vested development rights expired in 2008 and the property was subsequently sold to the current owners in 2016.

Staff Comments

At this preliminary review, staff would like to address the key policies addressing staff's concerns and identify issues related to having this proposal meet all absolute policies and obtain a passing Point Analysis at a future meeting.

The Social Community (24/A):

B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all historic details will be reviewed here.

Building Scale & Architectural Compatibility (5/A): *Historically, residential structures in the area were one or one-and-a-half stories in height. New buildings should encourage a sense of pedestrian scale for the area as well as reinforce the historic building scale. The scale of the building should also be in proportion to typical lot sizes.*

Historic buildings that survive range between 700 and 2,900 square feet.

The design of the main house has 2,496 sq. ft. of above ground density, which is within the range of surviving structures in Character Area 2. However the combined total of above ground density for the main house and attached bunkhouse is 3,262 sq. ft. which is 54 sq. ft. above the recommended 9 UPA.

Policy 5/A mandates *“Within the eastside residential, north end residential, and the North Main Street residential character areas, a maximum of 9.0 units per acre for aboveground density for new construction is allowed...” Please note that unlike some of the other Character Areas, this one does not allow for the flexibility to go above 9.0 UPA, to 12 UPA with the assignment of negative points.*

Priority Design Standard 138 further states *“New buildings should be in scale with existing historic and supporting buildings in the North End.”* And additionally specifies:

- ***“Development densities of less than nine units per acre are recommended.”***

Staff appreciates the design's strategy of breaking up the above ground density into multiple modules as recommended in Design Standard 139, and utilizing subordinate, secondary structures and subterranean density as encouraged by Priority Design Standard 80. However, despite using these recommended design features the total above density is over 9 UPA and therefore will have to be reduced to comply with Policy 5/A and Priority Design Standard 138.

Staff also has concerns about the walls that are used on the sides of the main house's patio. Staff finds the walls to increase the perceived scale of the main house. Staff believes removing these walls and using a more transparent railing design such as the design featured on the deck would be more appropriate. Priority Design Standard 140 states *“Use building forms similar to those found in the area.”* And further states *“Keep components of individual building elements in scale with those found historically (during the period of historic significance).”* Staff finds the proposed walls to be inconsistent with the forms

and components typically used during the period of significance. Staff further finds the design to increase the perceived scale of the main house which may be in conflict with Priority Design Standard 86 which states *“The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.”* and further emphasizes *“This is an extremely important standard that should be met in all projects.”* Due to the conflicts with Priority Design Standards 140 and 86, staff believes the patio walls should be eliminated. Does the Commission concur?

Building Height (6/A & 6/R): As proposed, there are issues with the main house’s building’s height. Building height for residences within Character 2 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Priority Design Standard 138 states *“Building height should be similar to nearby historic buildings.”* And additionally specifies:

- *“Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)”*
- *Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. In some blocks, lower buildings will be more compatible with the context.)”*

The height for the front quarter of the main house is kept to 1 ½ stories and then steps back to roughly 2 stories. This design may be permissible under Priority Design Standard 138, particularly since the proposed home is directly adjacent to the 3 story Val d’ Iserre Condominiums and the 2 ½ story 311 North French Street Condominiums. Under Policy 6/A, the maximum height of a single-family home in Land Use District 18 is 26’ to the mean. A portion of the mid section of the main house associated with the ridgeline that runs parallel to North French Street measures 26’6” to the mean and therefore fails Policy 6/A.

Building Materials: The proposed main house shows a narrow front porch entrance, sided primarily with cedar 4” reveal lap siding in muted colors, cedar shake shingle accents, natural thin cut stone wainscoting in the front portion of the main house and non-reflective metal wainscoting on other areas of the main house and patio walls, cedar 1 x trim, wood posts and beams.

The secondary structures, consisting of the two garages and the bunk house, feature a more rustic appearance that was common for outbuildings. The primary garage and bunkhouse feature dark stained 2 x rough sawn cedar siding with chinking, 1 x 6 vertical cedar siding, 1 x cedar trim and non-reflective metal wainscoting. The second garage and connector proposes 1 x 6 vertical reclaimed barnboard and 1 x cedar trim.

Staff finds that all proposed materials abide with the Handbook of Design Standards, particularly Priority Design Standard 225.

Priority Design Standard 225 states *“Maintain the present balance of building materials found in the Character Area.”* and further emphasizes;

- *“Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.”*
- *“Contemporary interpretations of historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age*

well in the Breckenridge climate. The long-term durability of siding materials will be considered.”

- *“Modular panel materials are inappropriate.”*
- *“Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.”*
- *“Logs are discouraged.”*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

The proposed roofing materials consist of composite shingles on the primary roof elements and non-reflective, standing seam metal on the shed roof elements, all of which comply with Priority Design Standard 146. Staff has no concerns with the proposed roofing materials.

Windows: Staff has expressed concern to the applicants about the amount of glazing, particularly on the western façade of the main house and the use of the irregularly shaped and placed windows, and full length glass doors.

Priority Design Standard 95 states *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”*

Staff believes there should be a general reduction in the amount of windows on the western elevation. Staff also recommends the elimination of the longer “triple-hung” windows proposed on the east, north and south elevations, and the full length glass doors and the transom windows on the west elevation to abide with Priority Design Standards 95 and 96. Does the Commission agree?

The elevations also show diamond shaped upper level window heads on the western elevations, rather than a simple rectangle. Diamond shaped windows do exist in limited applications on new construction in the Historic District, but simple rectangular windows are generally the most prevalent. Diamond shaped windows are seen on some new addition in the historic district such as the Giller Residence (306 South Ridge Street).

Design Standard 148 states: *“Use windows and doors similar in size and shape to those used traditionally.”*

- *“Windows should be similar in size and shape to those used historically.”*
- *“Double hung windows are appropriate.”*

Since this is new construction and there is established precedent, staff believes diamond windows are acceptable in limited applications as long as they adhere to recommended solid to void ratios. However staff is not comfortable with the long verticle “triple-hung” windows proposed on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation. Staff believes these should be representative of historic vertical windows and door size and shapes. Does the Commission concur?

Ornament and Detail: The elevations show simple wood corbels designed under the roof overhang and under the front porch to the residence. Staff believes the simple design of these corbels is consistent with the modest character of the area and complies with Design Standard 150 which suggests to *“Avoid elaborately ornate details that would confuse the genuine history of the area.”* Design Standard 93

further states to “*Avoid the use of non-functional or ornamental brick-a-brac that is out of character with the area.*” Staff finds the design of the proposed corbels acceptable, does the Commission agree?

Site Plan: The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes that the new construction reinforces the unity of the block (Priority Design Standard 8). All parking is located at the rear of the lot accessed from the Ridge Street Alley (discussion below).

Plant Material & Landscaping (22/A & 22/R):

Design Standard 151 states: “*Use evergreen trees in front yards where feasible.*”

- “*Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.*”

Design Standard 152 states: “*Reinforce the alignment of street trees along property lines.*”

- “*Planting new cottonwood trees to define the street edge is encouraged.*”

The plans show three, 16’ spruce trees in the front yard (North French). No cottonwood trees are proposed, however, the plan proposes a total of 21, 1.5”-3” aspen trees that are planted around the perimeter of the property which gives the plan a solid landscaping plan.

In addition, there are trees, fence and a walkway proposed in the abutting Town ROW. Executing and recording an encroachment license agreement will be added as a Condition of Approval for any off-site improvements. Additionally, if trees are to be planted in the ROW, the Town will require cottonwood trees be used to meet this design standard.

Parking (18/A & 18/R): The on-site parking is located in the rear of the property and accessed from the Ridge Street Alley. The proposal shows 6 onsite parking spaces, 4 located within the garage space and 2 driveway spaces. The Town Engineer and Town Streets Manager have reviewed the plans and found the second curb cut and driveway location to the smaller garage not acceptable. This is based on the parking code limiting single-family homes to a single driveway and requiring a minimum distance of 30’ to another driveway. They also noted that space for snow stacking is limited off this alley.

Policy 18/A states: “*Off Street Parking: All developments within the town shall comply with chapter 3, "Off Street Parking Regulations", of this title. (Ord. 19, Series 1988)*”

“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.** 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.”*

Since the proposed parking design does not comply with Policy 18/A, nor is supported by Engineering or Streets, it must be redesigned to have a single driveway and a minimum distance of 30' from adjacent driveways.

Placement Of Structures (9/A & 9/R): The Development Code requires the following relative setbacks within the Conservation District (All Residential Development):

- Front yard: Fifteen feet (15')
- Side yard: Five feet (5')
- Rear yard: Fifteen feet (15')

The drawings show the building exceeds the front yard setback at 18', with an additional 22' to the roadway. Side yard setbacks are met at 8' on the north and 5' on the south. The rear relative setback of 15' is not being met, as the southwest corner of the smaller garage roof is 13' 6" from the rear property line. Hence, the application will incur negative three (-3) points for not meeting one of the relative setbacks.

Ridgeline and Hillside Development (8/A): The property is situated on a ridge and the design does a good job of stepping the building down the hillside so there is no unnecessary cut or fill. Since the project is located in the Historic District and vehicular access is taken of the alley there is no need for a long driveway. The design also uses dark natural colors to blend the building in with the backdrop. Based on this policy, the elevations should use non-reflective glass on the house. Staff has expressed concern with the amount of glass proposed on the west elevation as it relates to Handbook of Design Standards. Policy 8/A offers further justification to reduce the amount of glazing to comply with this standard.

Staff believes the design of the house could comply with this policy with a reduction in glass to the western elevation that is also necessitated by the Priority Design Standards 95 and 96. Does the Commission concur?

Architectural Compatibility (5/A): The proposal features integrated roof mount solar panels. In addition to issues related to the architectural compatibility of buildings, Policy 5/A also addresses the aesthetics of solar panel installations. The policy identifies a priority preference list for the location and type of solar panels. Below is the preference order for solar panels outside the Conservation District:

Solar Panels

1. Within the Conservation District: The preservation of the character of the conservation district and the historic structures and sites within the conservation district are of the utmost importance. The town encourages the installation of solar devices as an alternative energy source. It is a goal of this policy to balance sustainability and historic preservation goals of the town.

There may be instances where solar devices are not appropriate on a particular building or site if such a device is determined by the town to be detrimental to the character of the conservation district or would result in a reduced state, federal or local historic rating of a historic structure or district.

The town allows for solar device placement that is sensitive to the character of the conservation district and located away from the public street.

Within the conservation district a solar device shall be located to reduce the visibility of the solar device from a public street (as opposed to an alley) to the greatest extent practical and to reduce negative impacts to historic structures. In most cases, preference 1 will reduce visibility and is the

highest and most preferred; preference 5 is the lowest and least preferred. A solar device shall be located in the highest preference possible. The order of preference for the location of a solar device within the conservation district is as follows, unless a less visual option is available on site:

- a) as a building integrated photovoltaic device*
- b) on nonhistoric structures or additions*
- c) on an accessory structure*
- d) on the primary structure*
- e) highly visible from the public street*

The intent of this policy is to encourage solar panels in the locations that have the least visual impact on the community and adjacent properties while still maintaining good solar access. Staff believes the applicants have done a good job integrating the roof mounted panels into the design of the building. These panels do not penetrate the roofline and are minimally visible from the ground. Staff has no concerns with the roof mounted panels and believes they meet the preferred criteria.

Access / Circulation (16/A & 16/R; 17/A): Vehicular access to the site is via the Ridge Street Alley. Pedestrian access is provided via North French Street and the Ridge Street Alley. Staff has no concerns.

Snow Removal and Storage (13/R): The applicants propose 430 sq. ft. (36%) of snow stacking for the 1,183 sq. ft. of proposed impervious surfaces. Staff has no concerns.

Open Space (21/R): The applicants have designed 44% of the site as open space, this is above the minimum of 30% residential sites are required to provide. Staff has no concerns.

Site Suitability (7/R): Since this site is in the center of Town, has been previously developed, has the primary structure substantially set back from North French Street and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.

Drainage (27/A & 27/R): Positive drainage from the structure is proposed. Staff has no concerns with the drainage plan.

Utilities Infrastructure (26/A & 26/R; 28/A): All necessary utilities are located in the adjacent ROWs. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): At this preliminary review staff has identified several absolute, relative and priority policies that will need to be corrected to have an approvable project. We have identified the following with this report:

From the Development Code:

- Policy 5/A Architectural Compatibility: Fail – The proposed above ground density is above 9 UPA by 52 sq. ft.
- Policy 6/A Building Height: Fail – The proposed mean height of 26’ 6” is above the absolute mean height limit of 26’.
- Policy 18/A Parking: Fail - for proposing two driveways and not meeting a minimum distance of 30’ from another driveway.
- Policy 8/A Ridgeline and Hillside Development: Fail – The amount of glazing on the western elevation needs to be reduced.
- Policy 9/R Placement of Structures: Negative three (-3) points for the 13’ 6” rear setback.

Historic Standards (24/R)

- Priority Design Standard 138: Fail – The proposed above ground density is above 9 UPA.
- Priority Design Standard 140: Fail – The proposed patio walls are a building form that is not typically found in the area and is not in scale with typical historic forms.
- Priority Design Standard 86: Fail – The proposed patio walls increase the perceived scale of the home.
- Priority Design Standard 95: Fail – The design of the windows on the western elevation have more glazing than what is typically found in the character area. Additionally, the longer “triple-hung” windows proposed on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation are not appropriate.
- Priority Design Standard 96: Fail – The solid to void ratio on the western elevation is inconsistent with what is typically found in the character area.
- Design Standard 148: Negative three (-3) points the longer “triple-hung” windows proposed on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation are not the typical size or shape found in the character area.

At this initial review, the proposal is showing a failure of five (5) Priority Design Standards, four (4) absolute policies, along with a total of negative six (-6) points.

Staff Recommendation

Staff acknowledges there is a long list of policies that need to be addressed before the project is ready for a final review. However, many of these policies are overlapping and therefore can be brought into compliance by adjustments to three main categories; windows, roof design and removal of the proposed patio walls.

Based on staff’s recommendations, we have the following questions for the Commission:

1. **Windows and Doors** - Staff recommends a reduction of glazing to the western elevation and elimination of the longer “triple-hung” windows on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation to comply with Design Standards 95, 96, 148 and Policy 8/A. Does the Commission support this recommendation?
2. **Patio Walls** – Staff finds the proposed patio walls to be out of character with the surrounding area and adds to the perceived scale and mass of the structure and therefore does not comply with Priority Design Standards 140 and 86. Does the Commission agree?
3. **Ornament and Detail** - Staff finds the design of the proposed corbels acceptable. Does the Commission agree?

The Planning Department recommends this proposal return for a second review.

Draft Impact Analysis				
Project:	Ploss Residence	Positive Points	0	
PC#:	PL-2017-0153	Negative Points	- 6	
Date:	5/22/2017			
Staff:	Chris Kulick, AICP			
		Total Allocation:	- 6	
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)		
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)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Does Not Comply		Above ground density over 9 UPA
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Does Not Comply		Mean building height is 26' 6" above the maximum permitted 26'
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
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	Does Not Comply		The amount of glazing on the western elevation needs to be reduced.
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)	- 3	Does not meet rear relative setback
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
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)		




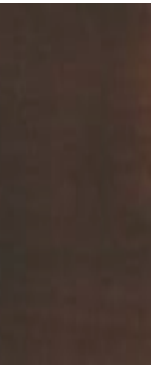

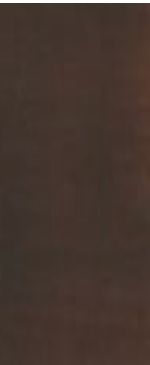


16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Does Not Comply		Proposes two driveways and not meeting a minimum distance of 30' from another driveway.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
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	Does Not Comply		Fails Priority Design Standards: 86, 95, 96, 138, 140 & 141
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)	- 3	<ul style="list-style-type: none"> Design Standard 148: Negative three (3) points The longer "triple-hung" windows proposed on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation are not the typical size or shape found in the character area.
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Need Approval from Town Engineer.		
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	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	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			
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Need Correction		
47/A	Fences, Gates And Gateway Entrance Monuments	Does Not Comply		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

PLOSS RESIDENCE – FRENCH ST.

EXTERIOR MATERIALS SCHEDULE

DATE: 24 MAY 2017






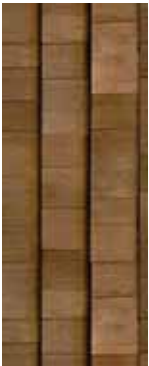


LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - SHINGLE		ASPHALT SHINGLES – GAF TIMBERLINE HD – COLOR “WEATHERED WOOD”
M2	ROOF - METAL		AMERICAN BUILDING COMPONENTS, LOKSEAM STANDING SEAM METAL – COLOR “GRAY”
M3	FASCIA/FRIEZE BOARD		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “TRADITIONAL CAPE COD GRAY”
M4	FASCIA/FRIEZE BOARD		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 “CAPE BLACKWOOD”
M5	SOFFIT		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “BAYBERRY”
M6	SOFFIT		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 “CAPE BLACKWOOD”
M7	SOFFIT		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “TRADITIONAL CAPE COD GRAY”
M8	HORIZONTAL SIDING		CEDAR LAP SIDING, 4 1/2” EXPOSURE, STAIN W/ SUPERDECK SOLID – 9600 “BAYBERRY”

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL MATCH ADJACENT SIDING OR TRIM MATERIALS.

PLOSS RESIDENCE – FRENCH ST.

EXTERIOR MATERIALS SCHEDULE

DATE: 24 MAY 2017

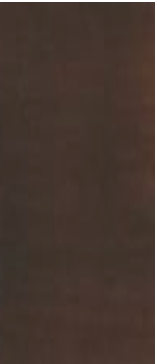




LABEL	ITEM	COLOR	DESCRIPTION
M9	HORIZONTAL SIDING		CEDAR LAP SIDING, 4 1/2" EXPOSURE, STAIN W/ SUPERDECK SOLID – 9600 "TRADITIONAL CAPE COD GRAY"
M10	HORIZONTAL SIDING		2x10 CEDAR WITH CHINKING PER DETAILS, STAIN W/ SUPERDECK SEMI-TRANSPARENT – 2320 "CAPE BLACKWOOD"
M11	VERTICAL SIDING		1x6 RECLAIMED WYOMING SNOW FENCE, NATURAL FINISH
M12	VERTICAL SIDING		1x6 CEDAR, STAIN W/ SUPERDECK SEMI-TRANSPARENT – 2219 "OLIVE"
M13	METAL SIDING		CORRUGATED METALS, INC. - SINEWAVE - 2.67" X7/8", GALV-TEN RAW
M14	SIDING SHAKES		CEDAR, STAIN W/ SUPERDECK SEMI-TRANSPARENT – 2316 "CHESTNUT"
M15	STONE VENEER		GALLEGOS STONE – COLORADO BUFF STAINED STRIP, THIN CUT VENEER
M16	DOORS/WINDOWS		SIERRA PACIFIC WINDOW COMPANY – WOOD EXTERIOR, STAIN W/ SUPERDECK SOLID - 9600 "CHARCOAL"

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL MATCH ADJACENT SIDING OR TRIM MATERIALS.

PLOSS RESIDENCE – FRENCH ST.

EXTERIOR MATERIALS SCHEDULE

DATE: 24 MAY 2017

LABEL	ITEM	COLOR	DESCRIPTION
M17	DOOR/WINDOW TRIM		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 "CAPE BLACKWOOD"
M18	DOOR/WINDOW TRIM		1x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID - 9600 "TRADITIONAL CAPE COD GRAY"
M19	WOOD DECKS		3x DOUG FIR DECKING
M20	EXPOSED POSTS/BEAMS/ DECK RAILS		RS DOUG FIR, STAIN W/ SUPERDECK SOLID - 9600 "BAYBERRY"
M21	CHINKING		SASHCO LOG JAM - COLOR "MORTAR WHITE"

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL MATCH ADJACENT SIDING OR TRIM MATERIALS.

Planning Commission Staff Report

Subject: Lincoln Park at the Wellington Neighborhood, Filing 3 Subdivision, (Class A Subdivision, Preliminary Hearing; PL-2017-0147)

Proposal: Per the Lincoln Park at the Wellington Neighborhood Master Plan, the applicant proposes to subdivide a portion of *Lot 2 Block 6 Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The Wellington Neighborhood* into 13 lots, private alleys, public right of way, with private and public open space.

Date: May 26, 2017 (For the meeting of June 6, 2017)

Project Manager: Chapin LaChance, Planner II

Applicant/Agent: Courtney Kenady – Poplar Lincoln Park LLC
Dan McCrery – TNB LLC

Property Owner: Union Mill, Inc.

Site Area: 7.65 Acres or 333,338 Sq. Ft.

Legal Description: Remainder of Lot 2 Block 6 Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The Wellington Neighborhood

Land Use District: 16, Subject to Wellington Neighborhood and the Lincoln Park at the Wellington Neighborhood Master Plan

Site Conditions: The property is undeveloped and consists primarily of dredge tailings. Portions of the tailings have been graded previously by the developer and other portions are as they were left by a dredge boat.

Adjoining Uses:

- Northeast: Block 4 Wellington Neighborhood Subdivision Private Open Space
- Southeast: Lot 3 Block 6 of the Wellington Neighborhood Subdivision #3, (Future Lincoln Park development area)
- Southwest: 150' Utility Easement, Tract F Wellington Neighborhood Subdivision Public Open Space, Tract LP-5 Lincoln Park at the Wellington Neighborhood #2 Private Open Space
- Northwest: Lincoln Park at the Wellington Neighborhood Filing #2



Item History

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property (Phase I and II of the Master Plan for the Wellington Neighborhood). All of the land included in the Master Plan for the Lincoln Park at the Wellington Neighborhood lies within Phase II of the Master Plan for the Wellington Neighborhood. All of the lots in the Wellington Neighborhood have been developed, and all of the lots in Lincoln Park at the Wellington Neighborhood Subdivision Filings #1 and #2 are developed or currently under construction.

The Planning Commission approved the following Master Plans and Subdivision for the Lincoln Park at the Wellington Neighborhood:

- Lincoln Park at the Wellington Neighborhood Master Plan (PC#2014038) on April 28, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #1 (PC#2014039) on July 21, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #2 (PL-2016-0032) on April 05, 2016.
- Modification to the Lincoln Park at the Wellington Neighborhood Master Plan (PL-2016-0617) on February 28, 2017.

Per the Lincoln Park at the Wellington Neighborhood Master Plan, the following phasing schedule has been established for the Lincoln Park development:

Filing #1 (prior to last C.O. of Filing 1)

- Filing 1 section of Bridge St. R.O.W. (completed)
- Rodeo Drive pedestrian bridge (completed)
- Stables Rd. improvements (except paving) to Alley 3A (completed)

Filing #2 (prior to last C.O. of Filing 2)

- Filing 2 section of Bridge St. R.O.W.

- Stables Rd. improvements (except paving) to Alley 3A
- Vern Johnson Memorial Park (due to be finished in 2017)
- Midnight Sun pedestrian bridge

Filing #3 (prior to last C.O. of Filing 3)

- Filing 3 section of Bridge St. R.O.W.
- Stables Rd. paving
- Central Park pedestrian bridge

Filing #4

- Bridge St. Bridge (prior to **50%** of C.Os)
- Filing 4 section of Bridge St. R.O.W. (prior to last C.O.)
- Trail easements (prior to last C.O.)

Per the original and subsequent Annexation Agreements for the Wellington Neighborhood, additional items are required and remain to be dedicated to the Town with completion of the development:

- French Creek Easement
- Public Open Space
- Childcare or Daycare Facility

Items identified as required above will be added as Conditions of Approval in either Filing 3 or Filing 4 as Filing 4 of Lincoln Park is the last subdivision for this entire development.

Staff Comments

9-2-4-1: General Requirements:

Staff finds that the character of the land proposed to be subdivided is suitable for development. It has been previously disturbed due to dredging activities. Staff does not have any concerns.

9-2-4-2: Design Compatible with Natural Features:

Per the this Standard: 3. *In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision.*

The Lincoln Park at the Wellington Neighborhood Master Plan includes a planting plan that is to be implemented with each subdivision filing. With approximately 2,139 linear feet of Bridge Street ROW and 1 tree per each 10 feet, 214 trees are required to be planted in the overall subdivision. The Master Plan landscaping exhibits show a total of 423 trees over all four filings. This number exceeds the required amount specified in 9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES*. Staff confirms the applicant has met the landscaping requirements during the review of the Development Permit application for the individual lots, and prior to issuance of a Certificate of Occupancy. Staff does not have any concerns.

9-2-4-3: Drainage, Storm Sewers and Flood Prevention:

Some of the proposed lots are shown inside the approved 100-year flood plain boundary. A Conditional Letter of Map Revision was approved by FEMA in 2016. Staff has requested that the applicant submit a revised plan showing these lots outside of the latest floodplain boundary. This is for the purpose of ensuring the Drainage Easement for French Creek is located within private open space, and not on individual lots.

A Condition of Approval will be added requiring the applicant to submit and obtain approval from the Town Engineer of final grading, drainage, utility, and erosion control plans. There are no stormwater retention ponds specified in this Filing by the Master Plan, but there is one shown on the Master Plan for Filing 4 to the southeast. Staff will require a plat note be added specifying that all retention ponds shall have capping soil, top soil, and native seed mix.

9-2-4-4: Utilities:

The applicant proposes a 5' Snow Stack Easement on either side of the Bridge St. 50' Right-of-Way, and a 7' Public Utility and Private Snow Stack Easement along the private alley South Alley, and Private Alley 5A, 5B, 6A, and 6B. There is also a 5' Public Utility Easement proposed on each lot. Additionally, Placer Green Private Open Space and Boss Green Private Open Space are proposed as Public Utility Easements. Staff has no concerns.

9-2-4-5: Lot Dimensions, Improvements, and Configuration:

9-2-4-6 Blocks:

The proposed block and lot arrangement and dimensions, public right-of-way, private alley, and private open space arrangement within the proposed subdivision are consistent with the Lincoln Park at the Wellington Neighborhood Master Plan. The original 1999 Wellington Neighborhood Annexation Agreement addressed the smaller lots, reduced setbacks, and narrow road sections that do not meet the Development Code and Subdivision Standards but have been approved throughout the entire Lincoln Park at the Wellington Neighborhood Master Plan. Thus, no negative points were awarded under these policies for the Master Plan.

9-2-4-7: Pedestrian and Bicycle Circulation Systems: A sidewalk along the Bridge St. Right-of-Way is specified in the Lincoln Park Master Plan, as well as pedestrian bridges across French Creek and walkways throughout the private open space.

9-2-4-8: Street Lighting:

9-2-4-9: Traffic Control Devices and Signs:

Street lighting and signage will be identified and reviewed by the Engineering Department per the required Subdivision Improvement Agreement (SIA).

9-2-4-10: Subdivision and Street Names: As the only right-of-way is an extension of the existing "Bridge Street", the County and Emergency Services and the Town do not have any concerns with the street name.

9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:

Staff has requested the applicant label Tract LP-6 as "Public Open Space" on page 3 of the plat and be shown with a property line along the western edge of the South Alley, so that the Alley is not in Public Open Space. Staff will add a Condition of Approval that prior to the recordation of the final plat, the previously platted Daycare site be dedicated to the Town, in a form acceptable to the Town Attorney.

Staff Recommendation

At this preliminary review, the proposed subdivision is in general compliance with the Subdivision Standards and the approved Master Plan. Amongst the revisions requested by staff required to proceed to a final hearing, the items listed below are the ones applicable to the Planning Commission review:

- Modified Construction set page C-101 plan, showing the proposed lots outside of the latest Conditional Letter of Map Revision floodplain boundary. This is for the purpose of ensuring the Drainage Easement for French Creek (required for Filing #4) is located within private open space, and not on individual lots.
- Labeling Tract LP-6 as “Public Open Space” on page 3 of the plat, so that it is shown with its own property line along the western edge of the South Alley, and so that the Alley is not in Public Open Space.

Staff welcomes any comments from the Commission regarding the information presented in this report.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3
 A RESUBDIVISION OF THE REMAINDER OF LOT 2, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 1 of 3



Vicinity Map
(Not to Scale)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:
 THAT, UNION MILL, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION
 THE REMAINDER OF LOT 2, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FILING No. 2, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT DESCRIPTION No. 1180509, CONTAINING 7.6534 ACRES OR 333,337 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, RIGHTS OF WAY, OR BASEMENTS AS SHOWN HERON UNDER THE NAME AND STYLE OF "LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3", AND BY THESE PRESENTS, DOES HEREBY SET ASHART AND INDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HERON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS BASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES (AND/OR OTHER PURPOSES) AS SHOWN HERON. IN WITNESS WHEREOF, THE OWNER HAS CAUSED ITS NAME TO BE HERUNTO SUBSCRIBED THIS _____ DAY OF _____, 2017.

UNION MILL, INC.,
 A COLORADO CORPORATION

BY: DAVID G. O'NEIL, PRESIDENT

ACKNOWLEDGMENT
 STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY DAVID G. O'NEIL, PRESIDENT
 UNION MILL, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACKNOWLEDGMENT

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2017 A.D.

SUMMIT COUNTY TREASURER OR DESIGNER

PLAT NOTES:

- BY ACCEPTANCE OF A DEED TO PROPERTY SUGGESTED OR IDENTIFIED BY BASEMENTS DESCRIBED IN NOTES SET FORTH HERON, THE OWNERS OF SUCH PROPERTY AGREE TO INDEMNIFY AND HOLD HARMLESS UNION MILL, INC. AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY LIABILITY PERTAINING TO THE USE OF SUCH BASEMENTS AND FURTHER AGREE TO USE THE BASEMENTS IN A SAFE AND REASONABLE MANNER WHICH DOES NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE OTHER OWNERS OF PROPERTY SHOWN HERON.
- EACH BASEMENT DEDICATED AS A PUBLIC UTILITY BASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF THE FOLLOWING UTILITIES: WATER, SEWER, GAS, ELECTRICITY, TELEVISION, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FIRST AMENDED MASTER PLAN FOR LINCOLN PARK AT WELLINGTON NEIGHBORHOOD PHASE II APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE ON THE 8TH DAY OF FEBRUARY, 2011, NOTICE OF APPROVAL OF WHICH WAS RECORDED ON THE _____ DAY OF _____, 2011 AT RECEPTION NO. _____ AS IT MAY BE AMENDED FROM TIME TO TIME.
- THE TOWN OF BRECKENRIDGE AGREES THAT ANY AND ALL ANNEXATION SURCHARGES, WATER PLANT INVESTMENT FEES, WATER LINE CONNECTION OR TAP FEES, DEVELOPMENT PERMIT FEES, DESIGN OR PLAN REVIEW FEES, BUILDING PERMIT FEES OR OTHER SIMILAR FEES OR CHARGES FOR OR IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY IN THE TOWN OF BRECKENRIDGE SHALL BE AND HEREBY ARE WAIVED FOR TRACTS, LOTS, PARCELS OR OTHER IMPROVABLE REAL PROPERTY SUBJECT TO THE PHASE II WELLINGTON NEIGHBORHOOD EMPLOYEE HOUSING RESTRICTIVE COVENANT AND AGREEMENT RECORDED SEPTEMBER 22, 2008 AS RECEPTION NUMBER 89379 AS AMENDED, ("COVENANT").
- EXCEPT AS SPECIFICALLY MODIFIED BY THE FILING OF THIS PLAT, THE PLAT NOTES ON THE PRELIMINARY PLAT FOR THE WELLINGTON NEIGHBORHOOD RECORDED OCTOBER 14, 1999 AT RECEPTION NO. 606047 ("PRELIMINARY PLAT") SHALL REMAIN IN FULL FORCE AND EFFECT.
- PLAT NOTE 8 ON THE FINAL PLAT SHALL NOT APPLY TO THE LOTS, RESIDENCES, OR RESIDENTIAL UNITS CREATED BY THIS PLAT AND INSTEAD THE PERMITTED IMPROVEMENTS TO LOTS, RESIDENCES OR RESIDENTIAL UNITS QUALIFYING FOR AN ADDITION TO THE TOTAL PRICE SHALL BE IN ACCORDANCE WITH THE COVENANT.
- UNION MILL, INC. HEREBY RESERVES TO INSURE AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, FOR PUBLIC USE, AND TO ANY PUBLIC PROVIDER OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER OR CABLE TELEVISION SERVICES, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEES" OR INDIVIDUALLY A "GRANTEE") PERPETUAL, NON-EXCLUSIVE BASEMENTS, OVER, UNDER, IN AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY BASEMENTS" AND ANY OTHER BASEMENT SHOWN ON THIS PLAT CONTAINING THE WORD "UTILITY" IN ITS DESCRIPTIVE NAME (COLLECTIVELY, THE "PUBLIC UTILITY BASEMENTS"). THE PUBLIC UTILITY BASEMENTS MAY BE USED SOLELY FOR THE PURPOSE OF CONSTRUCTION, OPERATING, MAINTAINING, REPAIRING AND REPLACING ABOVEGROUND AND UNDERGROUND UTILITY TRANSMISSION AND APPURTENANCES AND OTHER FACILITIES NECESSARY OR USEFUL FOR THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.

PLAT NOTES:

- EXCEPT AS OTHERWISE AGREED BY UNION MILL, INC. IN WRITING, UNION MILL, INC. IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH SUCH DEDICATION AND GRANTEE'S USE OF THE PUBLIC UTILITY BASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH DESIGN, MAINTENANCE, AND REPAIR OF SUCH BASEMENTS AND FACILITIES.
- NO BUILDING, STRUCTURE, SIGN OR OBJECT SHALL BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY BASEMENTS, NOR SHALL ANY OBJECT BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER OR OVER THE PUBLIC UTILITY BASEMENTS WHICH WILL OR MAY BE AN INTERFERENCE WITH THE GRANTEE'S UTILITY FACILITIES WITH THE PUBLIC UTILITY BASEMENT OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HERON GRANTED. GRANTEE IS NOT RESPONSIBLE FOR ANY SUCH BUILDING, STRUCTURE, SIGN, TELL OR OBJECT SO ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY BASEMENTS.
- LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, GRASS, TREES, SHRUBS, AND FLOWERS, MAY BE INSTALLED AND MAINTAINED ON THE SURFACE OF THE PUBLIC UTILITY BASEMENTS PROVIDED THAT SUCH LANDSCAPING DOES NOT INTERFERE WITH GRANTEE'S UTILITY FACILITIES LOCATED WITHIN THE PUBLIC UTILITY BASEMENT AND, PROVIDED, FURTHER, THAT GRANTEE IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO, OR THE COST OF REPLACING, ANY LANDSCAPING DAMAGED BY GRANTEE IN CONNECTION WITH GRANTEE'S EXERCISE OF ANY OF THE RIGHTS HERON GRANTED.
- THE PUBLIC UTILITY BASEMENTS MAY BE UTILIZED FOR ANY PURPOSE NOT INCONSISTENT WITH EACH GRANTEE'S FULL AND COMPLETE ENJOYMENT OF THE RIGHTS HEREBY GRANTED. GRANTEE SHALL EXERCISE THE RIGHTS HERON GRANTED TO THEM WITH DUE CARE. ANY LIABILITY FOR PERSONAL INJURY OR PROPERTY DAMAGE TO UNION MILL, INC., ITS EMPLOYEES, AGENTS AND INVITEES, OR ANY THIRD PERSON, AS A RESULT OF, ARISING OUT OF, OR RELATED TO THE USE OR OCCUPANCY OF THE PUBLIC UTILITY BASEMENTS BY ANY GRANTEE PURSUANT TO THIS GRANT SHALL BE BORNE BY SUCH GRANTEE TO THE EXTENT CAUSED BY THE NEGLIGENCE OF GRANTEE, ITS OFFICERS, EMPLOYEES AND AGENTS, SUBJECT, HOWEVER, TO ANY APPLICABLE LIABILITY LIMITATIONS PROVIDED BY LAW.
- MAINTENANCE OF DETENTION OR RETENTION PONDS, OR OTHER DRAINAGE INFRASTRUCTURE AND FACILITIES, AND SEWERLINES, INCLUDING SEWERLINES WITHIN PUBLIC RIGHTS OF WAY OR BASEMENTS, AND FRESHWATER BODIES LOCATED WITHIN LINCOLN PARK AT WELLINGTON NEIGHBORHOOD FILING 3 WILL BE THE RESPONSIBILITY OF WELLINGTON NEIGHBORHOOD ASSOCIATION.
- THE OWNERS HEREBY GRANT, DEDICATE AND CONVEY TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), PERPETUAL, NON-EXCLUSIVE BASEMENTS, OVER, UNDER AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PRIVATE OPEN SPACE - SUBJECT TO DRAINAGE BASEMENT" THAT INCLUDE A CHANGE OF FRENCH CREEK OR OTHER DRAINAGE FACILITIES (COLLECTIVELY, THE "DRAINAGE BASEMENTS"). THE DRAINAGE BASEMENTS MAY BE USED BY THE TOWN SOLELY FOR THE PURPOSES OF: (1) ALLOWING FOR THE NATURAL FLOW OF FRENCH CREEK; (2) PERFORMING SUCH MAINTENANCE AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROVIDE FOR SUCH FLOW; (3) TAKING SUCH ACTION AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROTECT AGAINST INTERFERENCE OF SUCH FLOW; (4) PROVIDING SUCH MAINTENANCE OR REPAIRS TO THE OTHER DRAINAGE FACILITIES AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL; AND (5) PROVIDING ACCESS ALONG FRENCH CREEK FOR THE PERFORMANCE OF SUCH MAINTENANCE TO FRENCH CREEK OR THE OTHER DRAINAGE FACILITIES; PROVIDED THAT MAINTENANCE OR REPAIRS SHALL BE PERFORMED IN A MANNER THAT DOES NOT INTERFERE WITH ACCESS OBTAINED IN SUCH MANNER AS WILL DO THE LEAST DAMAGE TO AREAS OF THE PRIVATE OPEN SPACE OUTSIDE OF THE CHANNEL OF FRENCH CREEK OR THE AREAS OF OTHER DRAINAGE FACILITIES, AND SUCH AREAS OUTSIDE THE CHANNEL OR OF OR OUTSIDE OTHER DRAINAGE FACILITIES SHALL BE RETURNED TO SUBSTANTIALLY THE SAME CONDITION THEY WERE IN BEFORE THE PERFORMANCE OF MAINTENANCE.

TOWN OF BRECKENRIDGE CERTIFICATE
 THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2017.
 TOWN OF BRECKENRIDGE

BY: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE
 PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HERON FOR MAINTENANCE BY THE TOWN.
 UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND INDICATED WITHIN THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE
 STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ O'CLOCK _____, 2017, AND IS DULY RECORDED.

TOWN CLERK

TITLE COMPANY CERTIFICATE
 LAND TITLE GUARANTEE OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LOTS SHOWN HERON AND ALL LOTS HERON DESIGNATED BY VICTOR OF THIS PLAT AND TITLE TO ALL SUCH LOTS IS IN THE DEBITATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 2017.

AGENT

SURVEYOR'S CERTIFICATE
 I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO §§ 3-1-105, C.R.S.
 DATED THIS _____ DAY OF _____, 2017.

DENNIS E. O'NEIL
 COLORADO L.S. 53901

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ M., THIS _____ DAY OF _____, A.D., 2017,
 AND FILED UNDER RECEPTION NO. _____, SUMMIT

COUNTY CLERK AND RECORDER

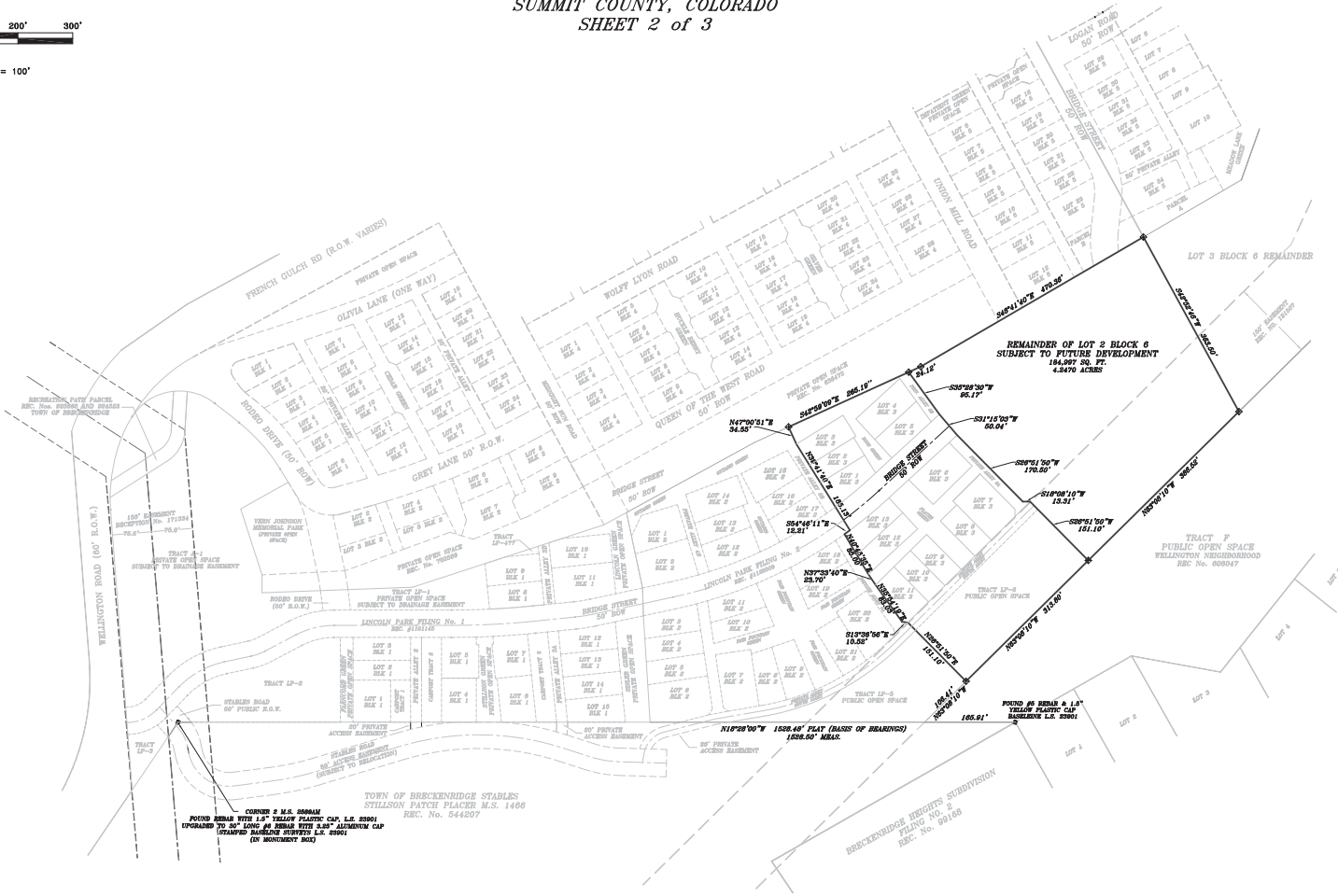
Baseline Surveys LLC		PLAT NO. 3 SHEET 1 OF 4 REPRODUCTION OF REAL PROPERTY	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date	Revisions	SHEET 1 of 3	
		Date: 5/16/17	Scale: Horiz. N.T.S.
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 3039	DWG 3039 FILING-3

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3
A RESUBDIVISION OF THE REMAINDER OF LOT 2, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO
SHEET 2 of 3



SCALE 1" = 100'

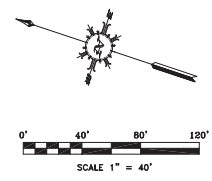


SURVEY NOTE:
 ♦ DENOTES EXTERIOR BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

Baseline Surveys LLC		PLAT NO. 202 184,297 SQ. FT. ± SUBDIVISION OF 647' ± ALIAS	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date		Revisions	
SHEET 2 of 3			
Date: 5/16/17		Scale Horiz 1" = 100'	
Drawn By: R.D.G.		Checked By: D.E.O.	
Job File: 3039		DWG 3039 FILING-3	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3
 A RESUBDIVISION OF THE REMAINDER OF LOT 2, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 3 of 3



AREA TABLE		
PARCEL NAME	SQ.FT.	ACRES
BOSS GREEN	8,579	0.1969
PLACER GREEN	18,942	0.4371
PRIVATE ALLEY 6A	3,694	0.0848
PRIVATE ALLEY 6B	1,987	0.0775
BRIDGE STREET	18,004	0.4128
TRACT LP-6	47,414	1.0885
AREA TOTALS	87,499	2.0410

SURVEY NOTE:
 ♦ DENOTES EXTERIOR BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

Baseline Surveys LLC FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 3 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO		PLAT NO. 2024-001 FILED FOR RECORD ON 05/18/2024 AT 09:55:12 AM
		SHEET 3 of 3
Date	Revisions	
		Date: 5/18/17 Scale: Horiz 1" = 40'
		Drawn By: R.D.G. Checked By: D.E.O.
		Job File: 3839 DWG: 3839 FILING-3

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Planning Commission Staff Report

Subject: Lincoln Park at the Wellington Neighborhood, Filing 4 Subdivision (Class A Subdivision, Preliminary Hearing; PL-2017-0149)

Proposal: Per the Lincoln Park at the Wellington Neighborhood Master Plan, the applicant proposes to subdivide a portion of three lots (see illustration below) , *Remainder Lot 2 Block 6 Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park At The Wellington Neighborhood; Lot 3 Block 6 Wellington Neighborhood Subdivision # 3 Remaining Ac After Wellington 2 Plat 887815 05/19/08; Pt Of Lot 4 Block 6 Wellington Neighborhood Sub Remainder Of Lot 4 Block 6 After Wellington 2 Filing 5 Plat 994979*, into 12 lots, private alleys, public right-of-way including vehicular bridge, and private and public open space.

Date: May 28, 2017 (For the meeting of June 6, 2017)

Project Manager: Chapin LaChance, Planner II

Applicant/Agent: Courtney Kenady – Poplar Lincoln Park LLC
Dan McCrery – TNB LLC

Property Owner: Union Mill, Inc.

Site Area: 20.25 Acres or 882,316 Square Feet

Legal Description: Remainder Lot 2, Block 6, Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The Wellington Neighborhood;

Lot 3, Block 6, Wellington Neighborhood Subdivision # 3 Remaining After Wellington 2 Plat 887815 05/19/08; and

Pt Of Lot 4, Block 6, Wellington Neighborhood Sub Remainder of Lot 4, Block 6 After Wellington 2 Filing 5 Plat 99497# 2 Future Development/Lincoln Park at The Wellington Neighborhood

Land Use District: 16, Subject to Wellington Neighborhood and the Lincoln Park at the Wellington Neighborhood Master Plan

Site Conditions: The property is undeveloped and consists primarily of dredge tailings. Portions of the tailings have been graded previously by the developer and other portions are as they were left by a dredge boat. French Creek meanders through the northern portions of the site, flowing east to west.

Adjoining Uses: North: The Wellington Neighborhood, Filings #1, 2, 3, & 4
South: 150' Utility Easement; Tract F, Wellington Neighborhood Subdivision Public Open Space, Ford and Bedrock Subdivision (Summit County), Breckenridge Heights Subdivision Filing #3 (Summit County)
East: Louis D. Placer (Summit County)

West: Lincoln Park at the Wellington Neighborhood Filing #2, 150' Utility Easement, Tract F Wellington Neighborhood Subdivision Public Open Space



Item History

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property (Phase I and II of the Master Plan for the Wellington Neighborhood). All of the land included in the Master Plan for the Lincoln Park at the Wellington Neighborhood lies within Phase II of the Master Plan for the Wellington Neighborhood. All of the lots in the Wellington Neighborhood have been developed, and all of the lots in Lincoln Park at the Wellington Neighborhood Subdivision Filings #1 and #2 are developed or currently under construction.

The Planning Commission approved the following Master Plans and Subdivision for the Lincoln Park at the Wellington Neighborhood:

- Lincoln Park at the Wellington Neighborhood Master Plan (PC#2014038) on April 28, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #1 (PC#2014039) on July 21, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #2 (PL-2016-0032) on April 05, 2016.
- Modification to the Lincoln Park at the Wellington Neighborhood Master Plan (PL-2016-0617) on February 28, 2017.

Per the Lincoln Park at the Wellington Neighborhood Master Plan, the following phasing schedule has been established for the Lincoln Park development:

Filing #1 (prior to last C.O. of Filing 1)

- Filing 1 section of Bridge St. R.O.W. *(completed)*
- Rodeo Drive pedestrian bridge *(completed)*
- Stables Rd. improvements (except paving) to Alley 3A *(completed)*

Filing #2 (prior to last C.O. of Filing 2)

- Filing 2 section of Bridge St. R.O.W.
- Stables Rd. improvements (except paving) to Alley 3A
- Vern Johnson Memorial Park *(due to be finished in 2017)*
- Midnight Sun pedestrian bridge

Filing #3 (prior to last C.O. of Filing 3)

- Filing 3 section of Bridge St. R.O.W.
- Stables Rd. paving
- Central Park pedestrian bridge

Filing #4

- Bridge St. Bridge (prior to **50%** of C.Os)
- Filing 4 section of Bridge St. R.O.W. (prior to last C.O.)
- Trail easements (prior to last C.O.)

Per the original and subsequent Annexation Agreements for the Wellington Neighborhood, additional items are required and remain to be dedicated to the Town with completion of the Wellington Neighborhood and Lincoln Park developments:

- Creation and recordation of the French Creek Easement
- Dedication and conveyance of all Public Open Space
- Dedication and conveyance of Childcare or Daycare Facility

Items identified as required above will be added as Conditions of Approval in either Filing 3 or Filing 4. Filing 4 of Lincoln Park is the last subdivision for this entire development.

Staff Comments

9-2-4-1: General Requirements:

Staff finds that the character of the land proposed to be subdivided is suitable for development. It has been previously disturbed due to past dredging activities. Prior to the development of Filings #1 and #2, the developer graded portions of the site and consolidated “stained and unsuitable soils” on a portion of the site, shown in an attached survey. This location is outside of the proposed lot and alley property lines, and straddling the property line between proposed Tract LP-7 and LP-9. We are asking for this site to be platted and shown on the final plat prior to recordation. Staff does not have any concerns.

9-2-4-2: Design Compatible with Natural Features:

Per the this Standard: 3. *In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision.*

The Lincoln Park at the Wellington Neighborhood Master Plan includes a planting plan that is to be implemented with each subdivision filing. With approximately 2,139 linear feet of Bridge Street ROW and 1 tree per each 10 feet, 214 trees are required to be planted in the overall subdivision. The Master Plan landscaping exhibits show a total of 423 trees over all four filings. This number exceeds the required amount specified in 9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES*. Staff confirms the applicant has met the landscaping requirements during the review of the Development Permit application for the individual lots, and prior to issuance of a Certificate of Occupancy. Staff does not have any concerns.

9-2-4-3: Drainage, Storm Sewers and Flood Prevention:

With Filing 4, staff has requested the Drainage Easement for French Creek be platted and dedicated to the Town in a form acceptable to the Town Attorney, per the 2006 Amendment to the Annexation Agreement (Rec#817872), Section 5.3 “French Creek Easement.” Those portions of French Creek that lie outside Lincoln Park are to be dedicated through cooperation with the Wellington Neighborhood HOA as the HOA are the owners of portions of the land area. Staff will have a Condition of Approval that proof of ownership be submitted for all easement dedications.

With this submittal, some of the proposed lots are shown inside the approved 100-year flood plain boundary. A Conditional Letter of Map Revision was approved by FEMA in 2016. Staff has requested that the applicant submit a revised plan showing these lots outside of the latest floodplain boundary. This is for the purpose of ensuring the Drainage Easement for French Creek is located within private open space, and not on individual lots.

A Condition of Approval will be added requiring the applicant to submit and obtain approval from the Town Engineer of final grading, drainage, utility, and erosion control plans. There is a stormwater retention pond in the location of “Pond Green Private Open Space” specified by the Master Plan in this Filing. Staff will require a plat note be added specifying that, similar to any disturbed areas, all retention ponds shall have capping soil, top soil, and native seed mix.

9-2-4-4: Utilities:

The applicant proposes a 5’ Snow Stack Easement on either side of the Bridge St. 50’ Right-of-Way, and a 7’ Public Utility and Private Snow Stack Easement along the private alley South Alley, and Private Alley 6A, 6B, and 7. There is also a 5’ Public Utility Easement proposed on Lots 2-5 and 7-10, and Public Utility Easements are proposed on Lot 6 and 11. Additionally, Pond Green Private Open Space and Wirepatch Green Private Open Space are proposed as Public Utility Easements. Staff has no concerns.

9-2-4-5: Lot Dimensions, Improvements, and Configuration:

9-2-4-6 Blocks:

The proposed block and lot arrangement and dimensions, public right-of-way, private alley, and private open space arrangement within the proposed subdivision are consistent with the approved Lincoln Park at the Wellington Neighborhood Master Plan. The original 1999 Wellington Neighborhood Annexation Agreement addressed Code issues like the smaller lots, reduced setbacks, and narrow road sections that do not meet the Development Code and Subdivision Standards but have been approved throughout the entire Lincoln Park at the Wellington Neighborhood Master Plan. Thus, no negative points were awarded under these policies for the Master Plan.

9-2-4-7: Pedestrian and Bicycle Circulation Systems: A sidewalk along the Bridge Street Right-of-Way (ROW) is specified in the Lincoln Park Master Plan, as well as walkways throughout the private open space.

9-2-4-8: Street Lighting: All street lighting will be included with the planned subdivision improvements per Town engineering standards.

9-2-4-9: Traffic Control Devices and Signs:

Street lighting and signage will be identified and reviewed by the Engineering Department per the required Subdivision Improvement Agreement (SIA).

9-2-4-10: Subdivision and Street Names: As the only right-of-way is an extension of the existing “Bridge Street”, the County and Emergency Services and the Town do not have any concerns with the street name.

9-2-4-11: Existing and Proposed Streets:

Additional Bridge St. Right-of-Way is proposed with this subdivision, to connect with the existing Bridge St. to the north, across French Creek. This is in conformance with the Master Plan of Lincoln Park. The Master Plan phasing schedule requires a one-way Bridge St. vehicular bridge to form the final connection with Filing #4, which will allow Bridge St. to connect Wellington Rd. to French Gulch Rd./County Rd. 2 through the Lincoln Park and Wellington Subdivisions. Details of the bridge and road design will be required to be approved by the Town Engineer.

9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:

Staff has requested the applicant label Tract LP-7, LP-8, and LP-9 as “Public Open Space” on page 3 of the plat, and that an additional plat sheet be submitted showing the dedication of Block 6, Lot 4 to the east of Tract LP-9. Staff has also requested that the South Alley, including the turnaround, be located entirely within Filing #4 so that portions of the South Alley are not within the Public Open Space.

Staff Recommendation

At this preliminary review, the proposed subdivision is in general compliance with the Subdivision Standards and the approved Master Plan. Amongst the revisions requested by staff required to proceed to a final hearing, the items listed below are the ones applicable to the Planning Commission review:

- Modified Construction set page C-101 plan, showing the proposed lots outside of the latest Conditional Letter of Map Revision floodplain boundary. This is for the purpose of ensuring the Drainage Easement for French Creek is located within private open space, and not on individual lots.
- The buried Consolidation Waste needs to be platted and shown on the final plat.
- Labeling Tract LP-7, LP-8, and LP-9 as “Public Open Space” on page 3 of the plat, and the submittal of an additional plat sheet showing the dedication of Block 6, Lot 4 to the east of Tract LP-9. Staff has requested a vacation of the lot line between Tract LP-9 and Block 6, Lot 4.
- The South Alley, including the turnaround, be located entirely within Filing #4 so that portions of the South Alley are not within the Public Open Space.

- The proposed Bridge St. Right-of-Way be aligned with the existing Bridge St. Right-of-Way to the north, at the location of the required vehicular bridge.
- Labeling of the proposed Trail Easement as “Public.”
- Dedication of the pullout for the Bridge St. Bridge as Right-of-Way.

Staff welcomes any comments from the Commission regarding the information presented in this report. We recommend this application return for a final review.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
 A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 1 of 3



Vicinity Map
(Not to Scale)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, UNION MILL, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION
 THE REMAINDER OF LOTS 2 & 3, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FILING No. 2, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 1180509, CONTAINING 8.8882 ACRES OR 404,838 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, RIGHTS OF WAY, OR EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4", AND BY THESE PRESENTS, DOES HEREBY SET ASHORE AND DEDICATE TO THE PUBLIC USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES (AND/OR OTHER PURPOSES) AS SHOWN HEREON. IN WITNESS WHEREOF, THE OWNER HAS CAUSED ITS NAME TO BE HEREBY SUBSCRIBED THIS _____ DAY OF _____, 2017.

UNION MILL, INC.,
 A COLORADO CORPORATION

BY: DAVID G. O'NEIL, PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY DAVID G. O'NEIL, PRESIDENT, UNION MILL, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACKNOWLEDGMENT

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2017 A.D.

SUMMIT COUNTY TREASURER OR DESIGNER

PLAT NOTES:

- BY ACCEPTANCE OF A DEED TO PROPERTY BURDENED OR BENEFITED BY EASEMENTS DESCRIBED IN NOTES SET FORTH HEREIN, THE OWNERS OF SUCH PROPERTY AGREE TO INDEMNIFY AND HOLD HARMLESS UNION MILL, INC. AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY LIABILITY PERTAINING TO THE USE OF SUCH EASEMENTS AND FURTHER AGREE TO USE THE EASEMENTS IN A SAFE AND REASONABLE MANNER WHICH DOES NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE OTHER OWNERS OF PROPERTY SHOWN HEREON.
- EACH EASEMENT DEDICATED AS A PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF THE FOLLOWING UTILITIES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.
- THE EASEMENT DEDICATED AS A TRAIL ACCESS EASEMENT SHALL BE FOR THE USE AND MAINTENANCE OF AN EQUESTRIAN TRAIL ON THE PROPERTY.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FIRST AMENDED MASTER PLAN FOR LINCOLN PARK AT WELLINGTON NEIGHBORHOOD PHASE II APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE ON THE 8TH DAY OF FEBRUARY, 2017. NOTICE OF APPROVAL OF WHICH WAS RECORDED ON THE _____ DAY OF _____, 2017 AT RECEPTION NO. _____ AS IT MAY BE AMENDED FROM TIME TO TIME.
- THE TOWN OF BRECKENRIDGE AGREES THAT ANY AND ALL ANNEXATION SURCHARGES, WATER PLANT INVESTMENT FEES, WATER LINE CONNECTION OR TAP FEES, DEVELOPMENT PREMIT FEES, DESIGN OR PLAN REVIEW FEES, BUILDING PERMIT FEES OR OTHER SIMILAR FEES OR CHARGES FOR OR IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY IN THE TOWN OF BRECKENRIDGE SHALL BE AND HEREBY ARE WAIVED FOR TRACTS, LOTS, PARCELS OR OTHER DISPOSABLE REAL PROPERTY SUBJECT TO THE PHASE II WELLINGTON NEIGHBORHOOD EMPLOYEE HOUSING RESTRICTIVE COVENANT AND AGREEMENT RECORDED SEPTEMBER 28, 2008 AS RECEPTION NUMBER 89735 AS AMENDED, ("COVENANT").
- EXCEPT AS SPECIFICALLY MODIFIED BY THE FILING OF THIS PLAT, THE PLAT NOTES ON THE PRELIMINARY PLAT FOR THE WELLINGTON NEIGHBORHOOD RECORDED OCTOBER 16, 1998 AT RECEPTION NO. 89644 ("PRELIMINARY PLAT") SHALL REMAIN IN FULL FORCE AND EFFECT.
- PLAT NOTE 8 ON THE FINAL PLAT SHALL NOT APPLY TO THE LOTS, RESIDENCES, OR RESIDENTIAL UNITS CREATED BY THIS PLAT AND INSTEAD THE PERMITTED IMPROVEMENTS TO LOTS, RESIDENCES OR RESIDENTIAL UNITS QUALIFYING FOR AN ADDITION TO THE TOTAL PRICE SHALL BE IN ACCORDANCE WITH THE COVENANT.
- UNION MILL, INC. HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, FOR PUBLIC USE, AND TO ANY PUBLIC PROVIDER OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER OR CABLE TELEVISION SERVICES, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEES" OR INDIVIDUALLY A "GRANTEE") PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, UNDER, IN AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENTS", AND ANY OTHER EASEMENT SHOWN ON THIS PLAT CONTAINING THE WORD "UTILITY" IN ITS DESCRIPTIVE NAME COLLECTIVELY, THE "PUBLIC UTILITY EASEMENTS". THE PUBLIC UTILITY EASEMENTS MAY BE USED SOLELY FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING ABOVEGROUND AND UNDERGROUND UTILITY TRANSMISSION AND APPURTENANCES AND OTHER FACILITIES NECESSARY OR USEFUL FOR THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.

PLAT NOTES:

- EXCEPT AS OTHERWISE AGREED BY UNION MILL, INC. IN WRITING, UNION MILL, INC. IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH SUCH DEDICATION AND GRANTEE'S USE OF THE PUBLIC UTILITY EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH DESIGN, MAINTENANCE, AND REPAIR OF SUCH EASEMENTS AND FACILITIES.
- NO BUILDING, STRUCTURE, SIGN OR OBJECT SHALL BE SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS, NOR SHALL ANY OBJECT BE SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER OR OVER THE PUBLIC UTILITY EASEMENTS' TRUCE VEA, OR MAY BE AN INTERFERENCE WITH THE GRANTEE'S UTILITY FACILITIES WITH THE PUBLIC UTILITY EASEMENT OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY GRANTED. GRANTEE IS NOT RESPONSIBLE FOR ANY SUCH BUILDING, STRUCTURE, SIGN, WELL OR OBJECT SO SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS.
- LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, GRASS, TREES, SHRUBS, AND FLOWERS, MAY BE INSTALLED AND MAINTAINED ON THE SURFACE OF THE PUBLIC UTILITY EASEMENTS PROVIDED THAT SUCH LANDSCAPING DOES NOT INTERFERE WITH GRANTEE'S UTILITY FACILITIES LOCATED WITHIN THE PUBLIC UTILITY EASEMENT, AND, PROVIDED, FURTHER, THAT GRANTEE IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO, OR THE COST OF REPLACING, ANY LANDSCAPING DAMAGED BY GRANTEE IN CONNECTION WITH GRANTEE'S EXERCISE OF ANY OF THE RIGHTS HEREBY GRANTED.
- THE PUBLIC UTILITY EASEMENTS MAY BE UTILIZED FOR ANY PURPOSE NOT INCONSISTENT WITH EACH GRANTEE'S FULL AND COMPLETE ENJOYMENT OF THE RIGHTS HEREBY GRANTED. GRANTEE SHALL EXERCISE THE RIGHTS HEREBY GRANTED TO THEM WITH DUE CARE. ANY LIABILITY FOR PERSONAL INJURY OR PROPERTY DAMAGE TO UNION MILL, INC., ITS EMPLOYEES, AGENTS AND INVITEES, OR ANY THIRD PERSON, AS A RESULT OF ARISING OUT OF, OR RELATED TO THE USE OR OCCUPANCY OF THE PUBLIC UTILITY EASEMENTS BY ANY GRANTEE PURSUANT TO THIS GRANT SHALL BE BORNE BY SUCH GRANTEE TO THE EXTENT CAUSED BY THE NEGLIGENCE OF GRANTEE, ITS OFFICERS, EMPLOYEES AND AGENTS, SUBJECT, HOWEVER, TO ANY APPLICABLE LIABILITY LIMITATIONS PROVIDED BY LAW.
- LANDSCAPING, INCLUDING SUBIRRIALS WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS, AND FRESHWATER BUDGES LOCATED WITHIN LINCOLN PARK AT WELLINGTON NEIGHBORHOOD FILING 4 WILL BE THE RESPONSIBILITY OF WELLINGTON NEIGHBORHOOD ASSOCIATION.
- THE OWNERS HEREBY GRANT, DEDICATE AND CONVEY TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PRIVATE OPEN SPACES" - SUBJECT TO DRAINAGE EASEMENTS - THAT INCLUDE A CHANNEL OF FRENCH CREEK OR OTHER DRAINAGE FACILITIES (COLLECTIVELY, THE "DRAINAGE EASEMENTS"). THE DRAINAGE EASEMENTS MAY BE USED BY THE TOWN SOLELY FOR THE PURPOSES OF: (1) ALLOWING FOR THE NATURAL FLOW OF FRENCH CREEK; (2) PERFORMING SUCH MAINTENANCE AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROVIDE FOR SUCH FLOW; (3) TAKING SUCH ACTION AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROTECT AGAINST INTERFERENCE OF SUCH FLOW; (4) PROVIDING SUCH MAINTENANCE OR REPAIRS TO THE OTHER DRAINAGE FACILITIES AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL; AND (5) PROVIDING ACCESS ALONG FRENCH CREEK FOR THE PERFORMANCE OF SUCH MAINTENANCE OR REPAIRS TO FRENCH CREEK OR THE OTHER DRAINAGE FACILITIES, PROVIDED THAT MAINTENANCE OR REPAIRS SHALL BE PERFORMED AND ACCESS OBTAINED IN SUCH MANNER AS WILL DO THE LEAST DAMAGE TO AREAS OF THE PRIVATE OPEN SPACES OUTSIDE OF THE CHANNEL OF FRENCH CREEK OR THE AREAS OF OTHER DRAINAGE FACILITIES, AND SUCH AREAS OUTSIDE THE CHANNEL OR OF OR OUTSIDE OTHER DRAINAGE FACILITIES SHALL BE RETURNED TO SUBSTANTIALLY THE SAME CONDITION THAT WERE IN BEFORE THE PERFORMANCE OF MAINTENANCE.

TOWN OF BRECKENRIDGE CERTIFICATE

THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2017.
 TOWN OF BRECKENRIDGE

BY: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.
 UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND INDICATED WITHIN THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____, 2017, AND IS DULY RECORDED.

TOWN CLERK

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HERON DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEEDATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
 DATED THIS _____ DAY OF _____, A.D., 2017.

AGENCY

SURVEYOR'S CERTIFICATE

I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-5-105, C.R.S.
 DATED THIS _____ DAY OF _____, 2017.

DENNIS E. O'NEIL
 COLORADO L.S. 5391

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ M., THIS _____ DAY OF _____, A.D., 2017, AND FILED UNDER RECEPTION NO. _____, SUMMIT

COUNTY CLERK AND RECORDER

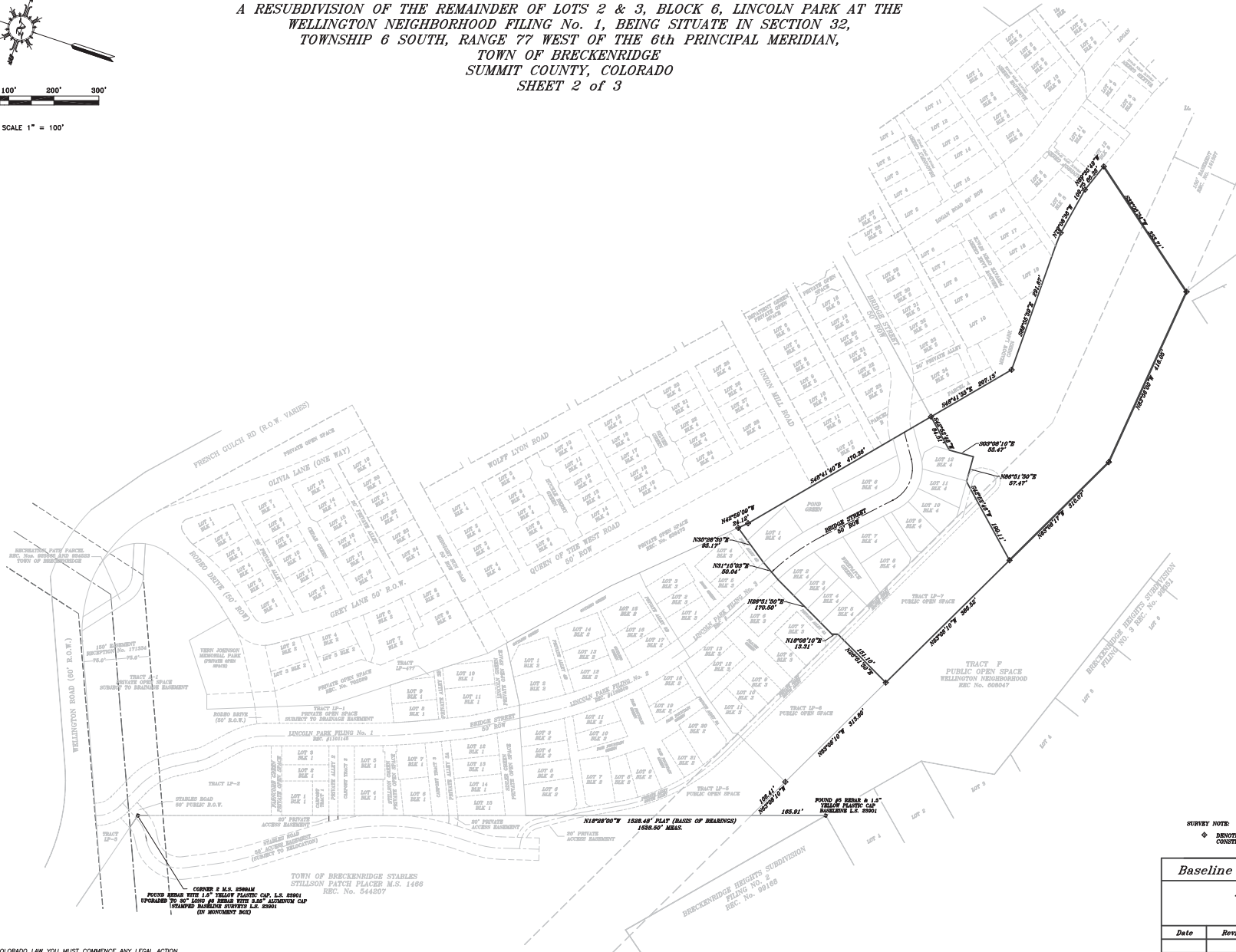
Baseline Surveys LLC		PLAT NO. 4 SHEET 1 OF 3 REPRODUCTION OF ORIGINAL SURVEY	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date	Revisions	SHEET 1 of 3	
Date: 5/16/17		Scale: HORIZ N.T.S.	
Drawn By: R.D.G.	Checked By: D.E.O.		
Job File: 3839	DWG 3839 FILING-4		

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE
WELLINGTON NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO
SHEET 2 of 3



SCALE 1" = 100'

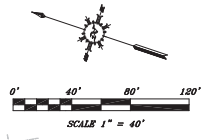


SURVEY NOTE:
 ♦ DENOTES EXTERIOR BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

Baseline Surveys LLC		PLAT NO. 2017-001 FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SUMMIT COUNTY, COLORADO ON 05/18/17 AT 10:52:15	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
SHEET 2 of 3		Date: 5/16/17	Scale Horiz 1" = 100'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 3039	DWG 3039 FILING-4

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
 A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 3 of 3



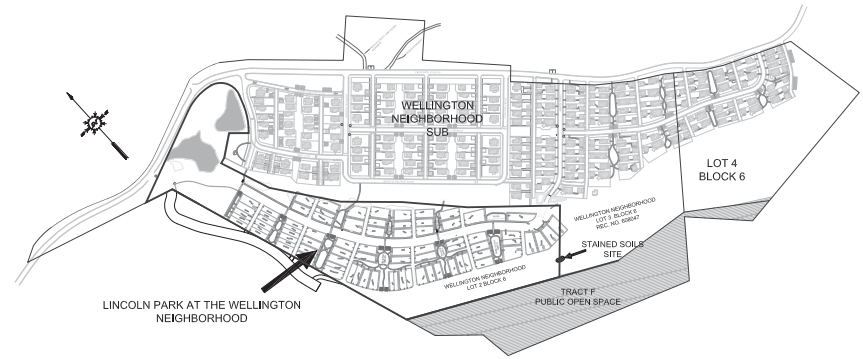
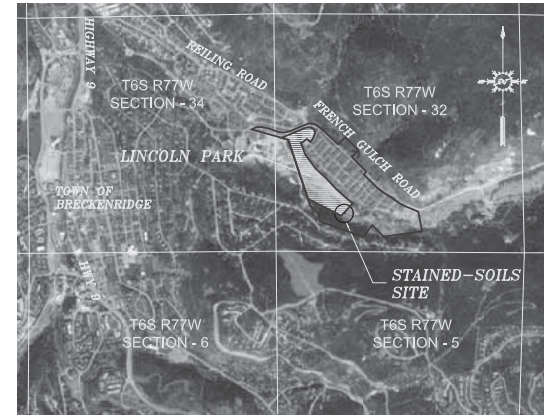
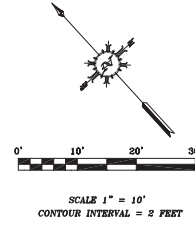
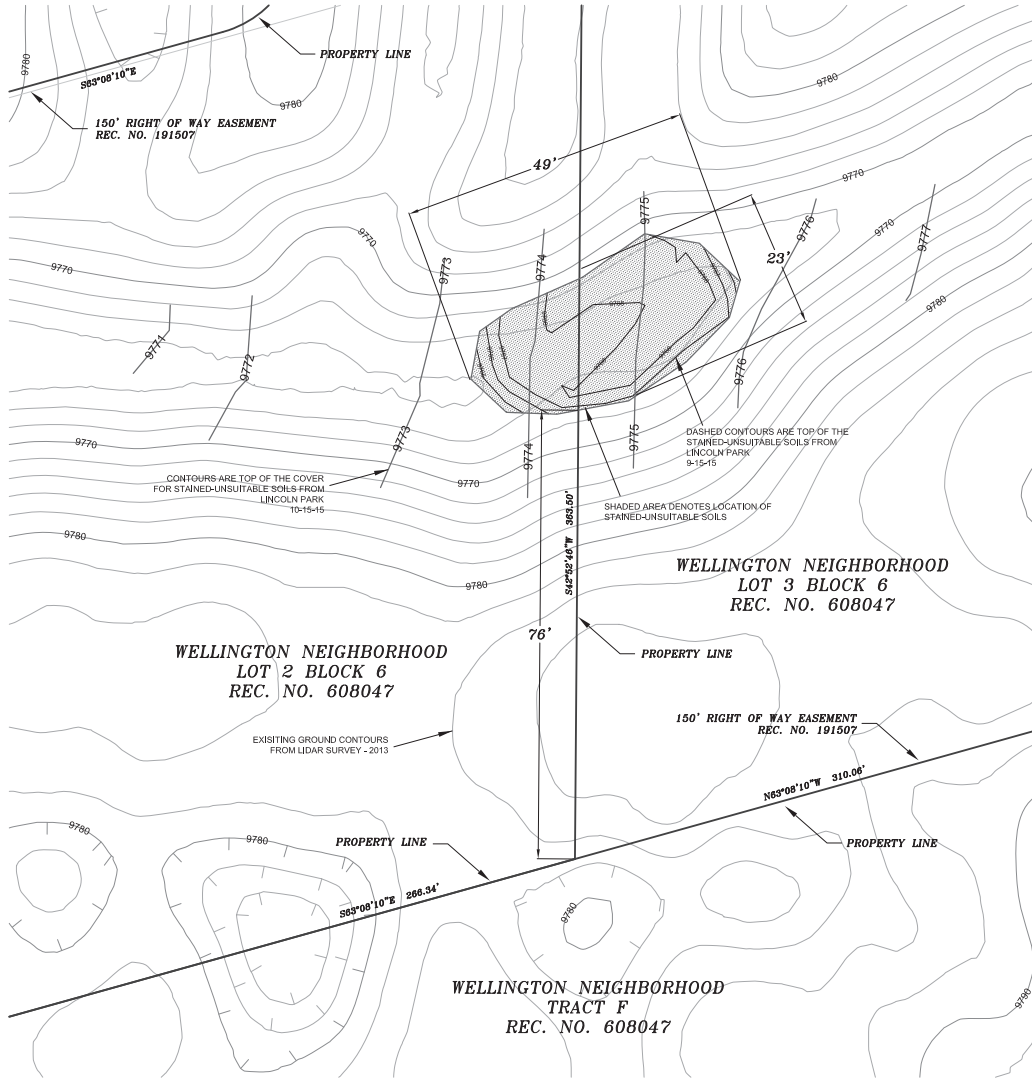
AREA TABLE	
PARCEL NAME	SQ. FT. ACRES
WIREPATCH GREEN	6,765 0.2017
POND GREEN	16,399 0.3765
PRIVATE ALLEY 7	2,568 0.0543
BRIDGE STREET	24,062 0.5510
TRACT LP-7	62,652 1.4429
TRACT LP-8	3,595 0.0825
TRACT LP-9	218,047 5.0057
AREA TOTALS	336,048 7.7146

SURVEY NOTE:
 ♦ DENOTES EXTERIOR BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

Baseline Surveys LLC		PLAT NO. 181507 PREPARED BY 05/16/17 08:27:15	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date	Revisions	SHEET 3 of 3	
		Date: 5/16/17	Scale Horiz 1" = 40'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 3039	DWG 3039 FILING-4

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SURVEY OF STAINED-UNSUITABLE SOILS
LINCOLN PARK AT THE
WELLINGTON NEIGHBORHOOD
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO**



- SURVEY NOTES:**
- 1) DEPTH OF STAINED-SOIL COVER RANGES FROM 6 FEET TO 8.5 FEET.
 - 1) DATE OF SURVEY, TOP OF UNSUITABLE SOILS - 9/15/15.
 - 2) DATE OF SURVEY, TOP OF COVER MATERIAL - 10/15/15.
 - 3) VERTICAL DATUM IS NAVD 1988.

I, DENNIS E. O'NEIL, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THE FEATURES SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, DATED THIS 10TH DAY OF DECEMBER, 2016.

DENNIS E. O'NEIL, P.L.S. 23901

Date		Revisions	
		Date: 1/6/16	Scale Horiz: 1" = 10'
		Drawn By: C.T.Y.	Checked By: D.E.O.
		Job File: 3939	DWG File: 3939 STAINED-SOILS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.